



TOWN OF HILLSBOROUGH

APPLICATION FOR Master Plan Amendment

Planning Department
101 E. Orange Street / P.O. Box 429
Hillsborough, NC 27278
Phone: (919) 296-9471 Fax: (919) 644-2390
Website: www.townofhillsborough.gov

Project Title: Comet Hills brough Apartments

Address: intersection of Hwy 86 and Old Hwy 10 ... approximately 10.74 acres

PIN #: a portion of 9873-79-0052

Applicant Name: Comet Development, LLC

Mailing Address: PO Box 116
City, State, Zip: Colfax, NC 27235

Phone: 336-362-3070
Email: scoker@cometdev.com

Property Owner Name: Paliouras Enterprises, LLC

Mailing Address: 303 Wesley Dr
City, State, Zip: Chapel Hill, NC 27516

Phone: 919-942-5356
E-mail: globaltravel@yahoo.com

Amendment Requested: In the space provided below, or on a separate sheet of paper, explain the details of the proposed change(s) requested. Be as specific as possible. Also, attach a site plan indicating all proposed changes.

- See attached plan ... request is to change lots 1, 2, and 8 from uses of retail/hotel to multi-family.
- Maximum density of 260-units.
- 30% of multi-family units would be restricted to rental levels that would not exceed the affordability of 70% of AMI.
- Height of buildings will not exceed 60'

Note: master plan for 25 acres was originally approved at SE Quadrant of I-85/NC Hwy 86 was originally approved on 6/10/19.

I, the applicant, hereby certify that the forgoing application is complete and accurate. I understand that I am bound to comply at all times with the rules and regulations of the issued Special or Conditional Use Permits for the property, as well as all applicable requirements of the Town of Hillsborough Unified Development Ordinance. APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT.

Applicant Signature Date 3/20/24

Property Owner Signature Date 3/20/24

DEPARTMENT USE ONLY Date Received: Fee: \$.00 Receipt #: Staff: Misc:

April 8, 2024

Shannan Campbell
Planning Director, Town of Hillsborough
101 E. Orange St
Hillsborough, NC 27278

Re: Paliouras Master Plan Amendment

Dear Ms. Campbell:

This letter is relating the proposed master plan amendment to the four evaluation categories of the original master plan approved June 10, 2019 and the conditions placed on that approval.

FOUR EVALUATION CATEGORIES

1. High Quality Development

- **2019 Narrative:** 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.
- **2024 Update:** development as originally intended has integrated a variety of quality businesses including Hillsborough Chrysler Jeep Ram, Sheetz Convenience Store, and ALDI grocery store. One outparcel, which is under contract to a restaurant developer, remains undeveloped along Hwy 86. The remainder of the master plan either facing Old Hwy 10 or behind the access road are being requested to amend use from Hotel/Retail to Multifamily.

2. Environmental and Traffic Impacts

- **2019 Narrative:** 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 Dr 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 into 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' from the intersection of Old NC 10 and NC Hwy

86. The NCDOT district engineer has reviewed this propose 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-85, there will be very minimal impact to any neighboring residential properties.

- **2024 Update:** if approved, the development of the multifamily community will complete the envisioned connection of Hampton Pointe Dr and Old NC Hwy 10 relieving pressure on the Hampton Pointe Dr and Hwy 86 intersections and the Old NC Hwy 10 and Hwy 86 intersection. In general, a multifamily community generates fewer daily traffic trips than comparable density hotel or retail uses.

3. District Objectives

- **2019 Narrative:** 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 the 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.
- **2024 Update:** the proposed amendment to the Master Plan will continue to meet the district's objectives offering employment opportunities, building the Town's economic strength, and additionally offering workforce housing.

4. Regulatory Compliance

- **2019 Narrative:** as required, the project has frontage along an arterial street leading into 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.
- **2024 Update:** the proposed amendment to the Master Plan will, for comparable density of use, have a reduction in daily traffic volume than the current hotel/retail designated use. The water lines have been upgraded on the Master Plan property and can serve the remaining property. The sewer utilities will need an upgrade regardless of the use of which the proposed multi-family community is prepared to participate in paying for the upgrade beyond normal connection fees.

CONDITIONS OF APPROVAL

- **Condition 1:**
 - a. **2019:** the Master Plan Narrative included a condition 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. **2024:** amendment will still abide by approved Master Plan condition
- **Condition 2:**
 - a. **2019:** 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 the waiver at the time of each application for a Special Use Permit
 - b. **2024:** the amendment is designating a part of the master plan to Multifamily. Under the Master Plan's zoning, Multifamily requires a Special Use Permit. Any proposed Multifamily project must be able to demonstrate it meets the finding of facts requirements of the Special Use Permit.

Thank you for your consideration and please let me know what questions, desired clarifications, or concerns you have with this request.

Sincerely,

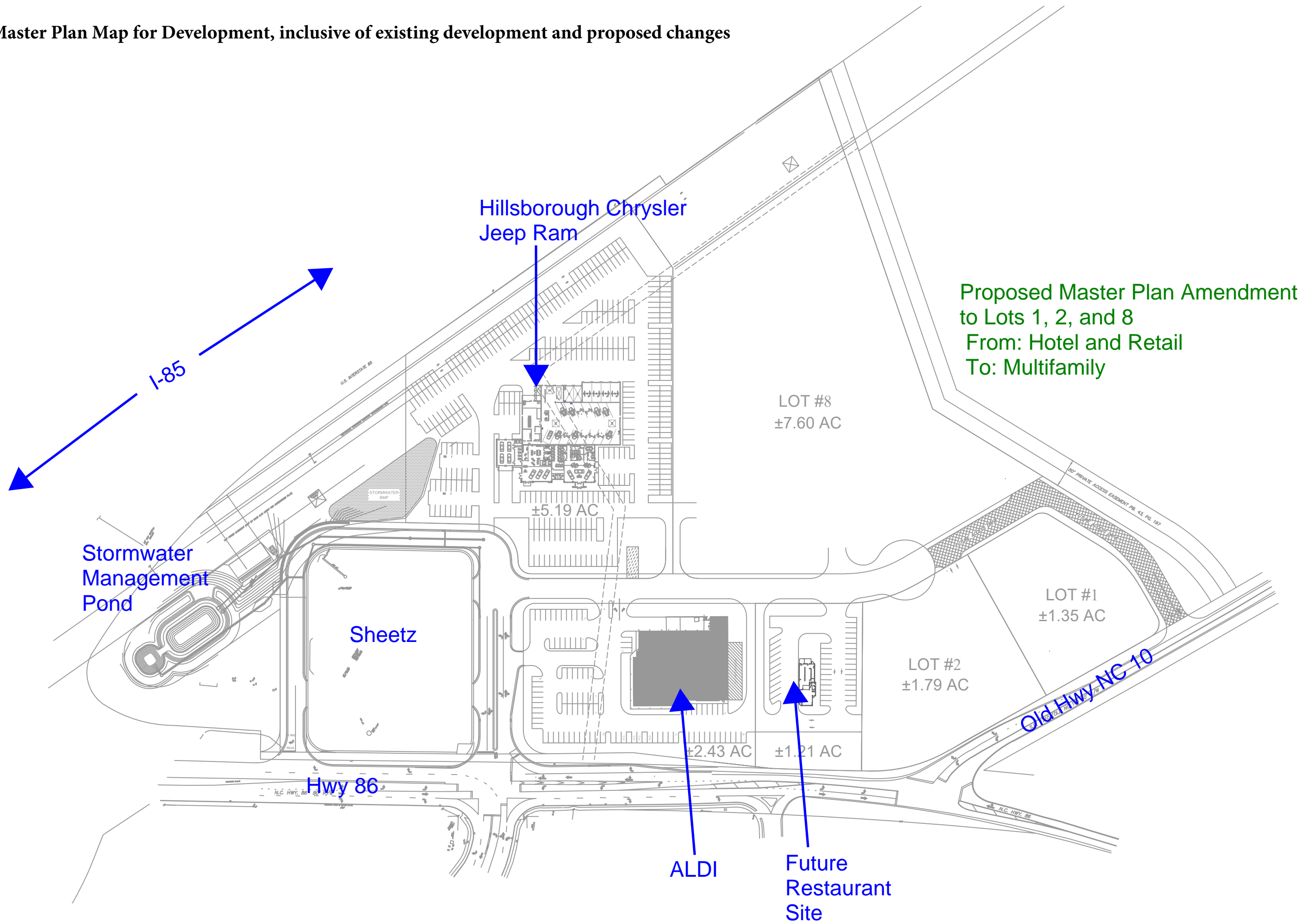


Seth Coker
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Colfax, NC 27235
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336-362-3070

Attachments:

- 2019 Master Plan Narrative
- 2019 Master Plan Map
- 2019 Master Plan Approval
- 2024 Master Plan Updated for Development Since 2019 and Proposed Amendment Map
- 2024 Sketch of Potential Multifamily Site Plan
- Comet Community Websites Listing

2024 Master Plan Map for Development, inclusive of existing development and proposed changes



ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1375
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

PRELIMINARY

PRELIMINARY SKETCH PLAN
COMET HILLSBOROUGH APARTMENTS
HILLSBOROUGH TOWNSHIP ~ ORANGE COUNTY ~ HILLSBOROUGH, NORTH CAROLINA

PRELIMINARY SKETCH PLAN

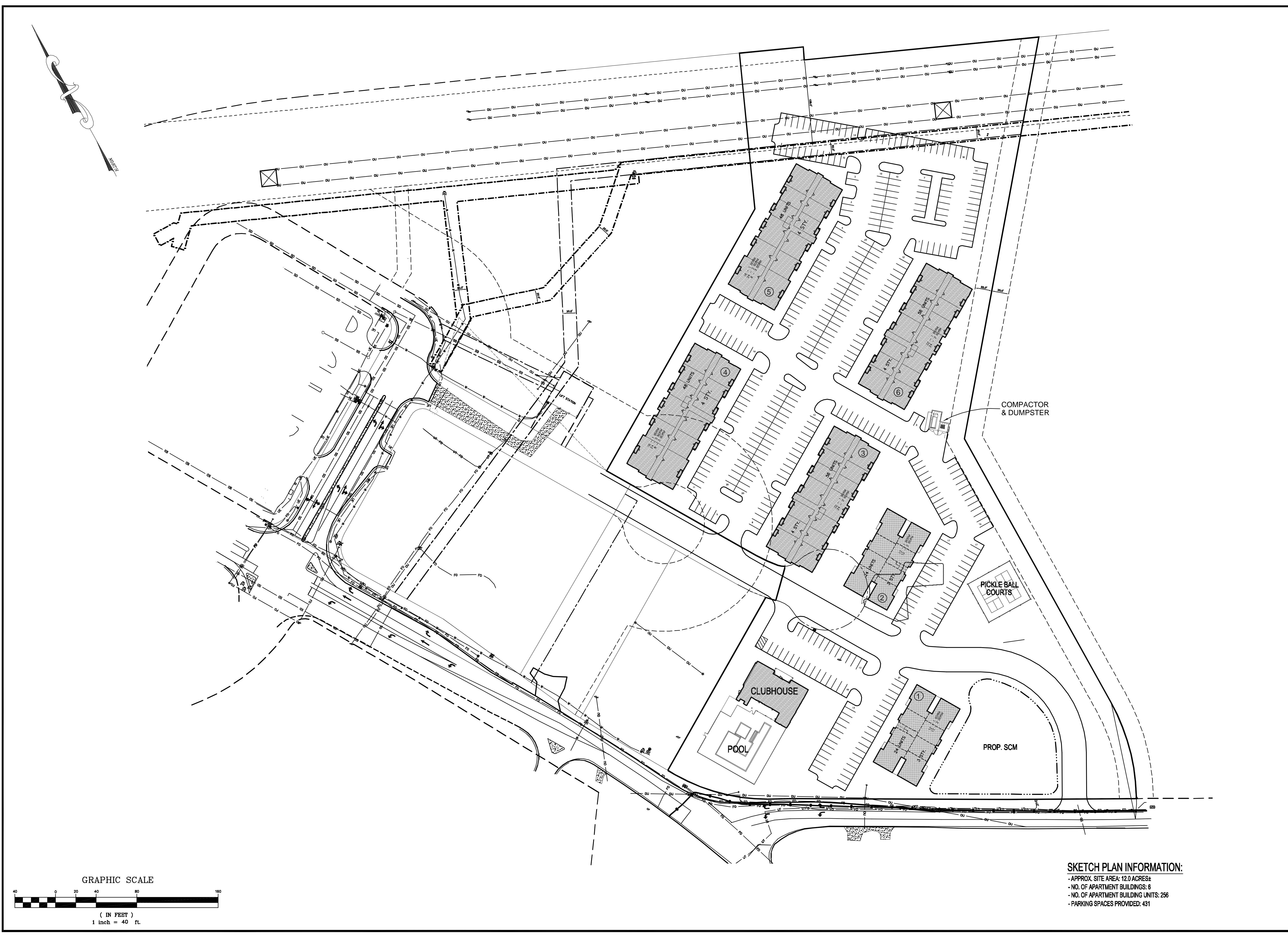
SCALE: 1" = 60'

DATE: 10-16-23

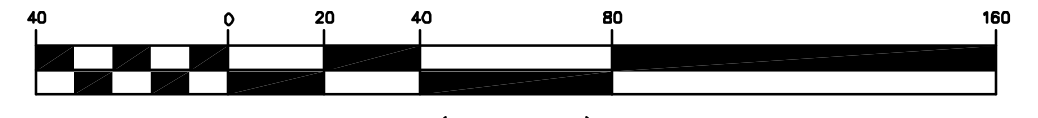
PROJECT: 1820-23

DRAWN BY: MV

SHEET **SK-1**



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SKETCH PLAN INFORMATION:

- APPROX. SITE AREA: 12.0 ACRES±
- NO. OF APARTMENT BUILDINGS: 6
- NO. OF APARTMENT BUILDING UNITS: 256
- PARKING SPACES PROVIDED: 431

Current Comet Communities

www.cometwestgate.com

www.cometbermudarun.com

www.cometgreensboro.com

www.cometwnb.com

www.cometgarner.com

www.cometspartanburg.com

www.cometscottshill.com

Comet Sneads Ferry - need website live May 2024

Comet North Raleigh – need website live Dec 2024

Comet Richland - need website live Mar 2025

Built and Sold Comet Communities

www.beckston-apts.com ... formerly Comet Creek Apartments (sold 2018)

www.seapathon67.com (sold 2022)

www.magnoliasouthapts.com (sold 2023)