



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: October 17, 2024
Department: Community Services
Agenda Section: 5A
Public hearing: Yes
Date of public hearing: October 17, 2024

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Annexation and rezoning request for 3013 Rippy Lane

Attachments:

1. Annexation and rezoning applications
2. Vicinity, Zoning, and Future Land Use maps

Background and Proposal:

On June 24, 2024, the property owners of 3013 Rippy Lane presented an Annexation Interest Letter to the Board of Commissioners. The Commissioners indicated interest in the request and allowed the applicant to move forward with a formal annexation application.

The applicants intend to convert the existing dwelling on the property into a law office for their firm, Schupp and Hamilton, PLLC. They are requesting annexation to receive water and sewer service. If annexed, the property must be zoned in the Town of Hillsborough as well. The owners are requesting Economic Development District (EDD) zoning.

Annexation and Rezoning Request – 3013 Rippy Lane	
Owner/Applicant	Prague Escapes, LLC
Parcel ID Number	9873-04-5166
Parcel Size	Approximately 6.336 acres
Property Location	3013 Rippy Lane (northwest of the I-40 interchange at Old NC 86)
Request	<ol style="list-style-type: none">1) Annex the parcel to the Town of Hillsborough (voluntary, contiguous request)2) Rezone the property from “Economic Development Hillsborough Limited Office” (EDH-2) in Orange County to “Economic Development District” (EDD) in the Town of Hillsborough

Staff analysis:

Annexation request

Staff has investigated the sufficiency of this petition and finds it compliant with the statutory requirements for contiguous annexations ([NC GS § 160A-31, Annexation by Petition](#)).

Rezoning request

Rezoning the parcel to Economic Development District (EDD) would be consistent with the Unified Development Ordinance (UDO) and with the Future Land Use Map/Plan. UDO Section 4.2.9, *Economic Development District (EDD)*, says the following about the zoning district:

4.2.9 ECONOMIC DEVELOPMENT DISTRICT (EDD)

4.2.9.1 Intent

The intent of the Economic Development District is to provide locations for a wide range of light industrial, distribution, flex space, office, service, and retail uses.

4.2.9.2 Application Criteria

This district will usually be applied where the following conditions exist:

4.2.9.2.a The property is adjacent and has access to an interstate highway by way of a major arterial or collector street. Adjacency to rail facilities for the movement of goods and which offer transit service potential is preferred, but not required.

4.2.9.2.b Public water and sewer service are available or capable of being extended; and

4.2.9.2.c Large, buildable tracts are available for development or division into a range of building site sizes.

On the Future Land Use Map, 3013 Rippy Lane is designated as “Suburban Office Complex,” which is defined as follows:

Suburban Office Complex. These areas provide opportunities for office and employment enterprises which do not rely on walk-in customers or have a manufacturing component. Businesses may be large or small but will generally arrange themselves in a campus setting with limited walkability and supporting services. Developments of this type should be kept small in nature to limit the peak transportation impact and limited vitality. Zoning Districts: Limited Office; Office Institutional; Business Park; Economic Development District; Entranceway Special Use; Special Design Special Use

Water and Sewer availability

The existing dwelling on the property currently uses a private well and septic system. There is potential to tie on to town utilities given the proximity of the dwelling to existing water and sewer infrastructure:

- **Water:** 16” water main in the Rippy Lane right-of-way to the east
- **Sewer:** 16” gravity sewer along the southern and western property lines

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:
Ensure that land use and development regulations are aligned with preferred future land use and growth patterns.

Financial impacts:

If annexed, the property will be subject to town taxes, and the town will provide municipal services for the property. The property owners will cover the costs of their water and sewer connections.

Staff recommendation:

Annexation of this parcel is reasonable given a) its proximity to existing water and sewer infrastructure and b) the potential for development of the 112-acre tract to the west. The proposed Economic Development District (EDD) zoning is consistent with the Future Land Use Map/Plan. Staff recommends approval of the request based on compliance with the town's adopted ordinances and plans.

Action requested:

Hold the public hearing. Once the public hearing is closed, the Planning Board may make its recommendation or wait until its next meeting on November 21, 2024.