



TOWN OF
HILLSBOROUGH

**APPLICATION FOR
Text and/or Map Amendment Request**

Planning Department
101 E. Orange Street/P.O. Box 429
Hillsborough, NC 27278
Phone: (919) 296-9477 Fax: (919) 644-2390
Website: www.hillsboroughnc.gov

Amendment Type: ☒ Future Land Use Plan Map

☒ Zoning Map

☐ Comprehensive Plan Text

☐ Unified Development Ordinance text

Property Address: 1200 NC 57 Hillsborough

PIN: 9875075617 (PB 104 PG 58 DB 5654 PG 388)

Applicant Name: __ Laura Loehr with Loehr Ross Holdings

Mailing Address: 3619 Hathaway Road **Phone:** 919-619-5023

City, State, Zip: Durham NC 27707 **E-mail:** lloehr.tennis@gmail.com

Property Owner Name: Same as above

Mailing Address: as above **Phone:** as above

City, State, Zip: as above **E-mail:** as above

Location/Streets Accessed: NC 57

Current Zoning District(s): BP

Proposed Zoning District(s): O and I

Acreage: 5.4411

Water Service: ☒ Public Water ☐ Well

Sewer Service: ☒ Public Sewer ☐ Septic Tank

Existing Structures on Site: None

Critical Areas:

☒ Flood ☒ Drainage/Stream/Pond ☐ Cemetery ☐ Historic Resource ☐ Steep Slopes

☒ Easement

See next page

Describe how the request will address the following factors that the Town Board of Commissioners must determine when considering an amendment to the test of the Unified Development Ordinance or Zoning Map (use separate sheet):

see attached Page

1. The extent to which the amendment is consistent with all applicable Town-adopted plans.
2. The extent to which there are changed conditions that require an amendment.
3. The extent to which the proposed amendment addresses a demonstrated community need.
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.
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.
6. The extent to which the proposed amendment would encourage premature development.
7. The extent to which the proposed amendment would result in strip or ribbon commercial development.
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.
9. The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands.
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.

I/We certify that all of the information presented by me/us in this application is accurate to the best of my/our knowledge, information, and belief. **APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF PROPERTY OWNER.**

	
Applicant's signature	date
	
Property Owner's signature	date

Future land use amendment

We request future land use amendment to suburban office. Suburban office fits well with the current developments immediately around this area including schools, residential subdivision, and also down the road from gas station and multiple businesses.

Response to questions for application for 1220 NC 57, 9/2022

1. The extent to which the amendment is consistent with all applicable Town-adopted plans.

The planned facility is an indoor pickleball facility which meets the classification for O and I zoning request.

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

The property is zoned BP (business park) and the use Recreational Facilities (zoning designation for indoor tennis which is most consistent with indoor pickleball courts) is not permitted. Requesting O and I which does include recreational facility.

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

Pickleball is the fastest growing sport in the US, and there is a deficit of courts available to meet the need. In addition, dedicated indoor pickleball courts are even more scarce and offer the ability for year-round play and instruction. Dedicated indoor pickleball courts refers here to pickleball courts not used for other sports activities such as basketball or tennis, and in which the courts are a hard surface court (as used in tennis) but properly lined and sized for pickleball.

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.

Surrounding properties include a school, commercial office/warehouse, woods, residences, and cultivated farmland. The surrounding properties to the west and south have a Town of Hillsborough Business Park (BP) zoning classification. The surrounding properties to the north and east have an Orange County Agricultural Residential (AR) zoning classification. We are requesting a change from BP to O and I which is compatible with surrounding uses.

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.

This is a partially graded property with available water and sewer. The proposed development is not going to cause disruption in terms of sound or lights to the area. There will be adequate parking on site so that traffic flow will not be disrupted on highway 57. The O and I use fits in with the logical development of this area.

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

Given surrounding uses of a school and warehouse, it does not seem premature to place this facility here, but rather facilitates a logical development of this property. The nearby school has a gym and sport fields so this would be in-line with that.

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

The current planned development is a recreational facility and there are no plans for a strip or ribbon commercial development. The change from BP to O and I does not increase the likelihood of a strip or

commercial development.

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.

Our proposed plan to change to O and I is consistent with surrounding zoning of BP. This seem compatible to be located close to each other.

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

The amendment to change from BP to O and I should not have any adverse effect on the surrounding property values. The development of an indoor pickleball facility will likely increase property values.

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.

The amendment change from BP to O and I should not have any adverse effect on environmental impact. Our proposed indoor pickleball facility should have negligible local environmental consequences. This facility is modelled after the House of Pickleball in Leland, NC (www.House of Pickleball.com) which has been in existence for 4 years with no negative environmental impact noted.

Aerial view of lot taken earlier this year:



48397
aw

GENERAL WARRANTY DEED

PIN # 9875-07-5617 **LYB**
Prepared by: D. MICHAEL PARKER
Return to: Grantees @ 3619 Hathaway Road, Durham, NC 27707
Revenue Stamps = \$550.00

NORTH CAROLINA
ORANGE COUNTY

THIS DEED, made and entered into this the 30 day of June, 2022,
by and between, **HIGHWAY 57, LLC** a North Carolina limited liability company, Party of
the First Part, (hereinafter referred to as "Grantor"), and **LAURA LOEHR**, married, 3619
Hathaway Road, Durham, NC 27707, Party of the Second Part, (hereinafter referred to as
"Grantee"),

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS
(\$10.00) to it in hand paid and other good and valuable considerations, the receipt of which
is hereby acknowledged, has and by these presents does grant, bargain, sell and convey
unto the Grantee in fee simple all that certain tract or parcel of land located in **Hillsborough
Township, Orange County, North Carolina** and being more particularly described as
follows:

Being all that certain tract or parcel of land being designated as **Lot B**, as shown on plat
entitled "Final Plat Property Surveyed for CCD Corp. Lots "A" - "D". **Lot B contains
5.44 acres**, more or less, as shown on plat of survey recorded in Plat Book 104, at Page 58,
to which reference is hereby made for a more particular description of the same.

Submitted electronically by "Metro Title Company"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

This property is not the Grantor's personal residence.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed under seal in its name by its manager as the official act of the limited liability company, the day and year first above written.

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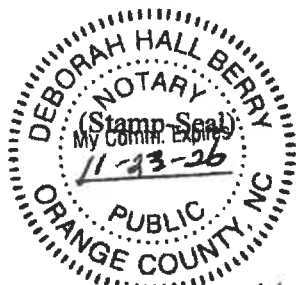
HIGHWAY 57, LLC**a North Carolina limited liability Company****By: Hillsborough Development Partners, LLC****a North Carolina limited liability company, its Manager**By:  (SEAL)**JAMES W. PARKER, JR.**

NORTH CAROLINA

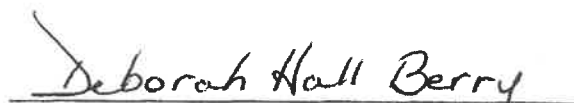
COUNTY OF Orange

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that **JAMES W. PARKER, JR.** personally appeared before me this day and acknowledged that he is a Manager of Hillsborough Development Partners, LLC, a North Carolina limited liability company; that Hillsborough Development Partners, LLC is the Manager of **HIGHWAY 57, LLC**, a North Carolina limited liability company; and that by authority duly given, he voluntarily signed the foregoing instrument for and on behalf of Hillsborough Development Partners, LLC in his capacity as a Manager of the limited liability company.

Witness my hand and official stamp or seal, this the 30th day of June, 2022.




Signature of Notary Public


Printed or Typed Name of Notary Public

My Commission Expires: 11-23-26

