

Appendix J

Application Packet for Annexations

Deadlines for January – December 2022		
Application Deadline (12pm)	Joint Public Hearing Date	Earliest Decision Date
December 16, 2021	January 20, 2022	March 14, 2022
March 17, 2022	April 21, 2022	June 13, 2022
June 16, 2022	July 21, 2022	September 12, 2022
September 15, 2022	October 20, 2022	December 12, 2022
December 15, 2022	January 19, 2023	March 13, 2023

Fee Schedule

Rezoning to General Purpose or Overlay District:

the greater of \$500.00 or \$50.00 per acre

Rezoning to conditional District:

the greater of \$2,000.00 or \$200.00 per acre

* Rezoning reviewed in conjunction with an annexation request should first calculate the standard fee and then double it to account for fiscal impact analysis of the application.

Submittal Requirement Checklist

Voluntary Annexation Request

- ☒ Annexation Petition
- ☒ Zoning Map Amendment request (see **Appendix I**)

Involuntary Annexation Request

- ☐ Zoning Map Amendment application (see **Appendix I**)



TOWN OF
HILLSBOROUGH

PETITION FOR
Annexation of Contiguous Property

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

TO THE BOARD OF COMMISSIONERS OF THE TOWN OF HILLSBOROUGH:

- (1) The undersigned, Town of Hillsborough, NC
- being the owner(s) of all real property located within the area described in paragraph two below requests that such area be annexed to the Town of Hillsborough.
- (2) The area to be annexed is contiguous to the Town of Hillsborough and is located at 255 Orange Grove Street; PIN # 9874132066
- (3) A map of the foregoing property, showing its relationship to the existing corporate limits of the town, is attached hereto.
- (4) This petition is presented under the authority contained in G.S. 160A-31.

Respectfully submitted this 9th day of September, 2022

Property Owner Eric S. Peterson, Town Manager

Witness Margaret A. Hault
Assistant Town Manager

Property Owner

Witness

Property Owner

Witness

Property Owner

Witness

Property Owner

Witness

Property Owner

Witness

14 September 2022

Town of Hillsborough Contiguous Annexation Area
255 Orange Grove Road
Hillsborough, NC 27278



Ballentine
Associates, PA

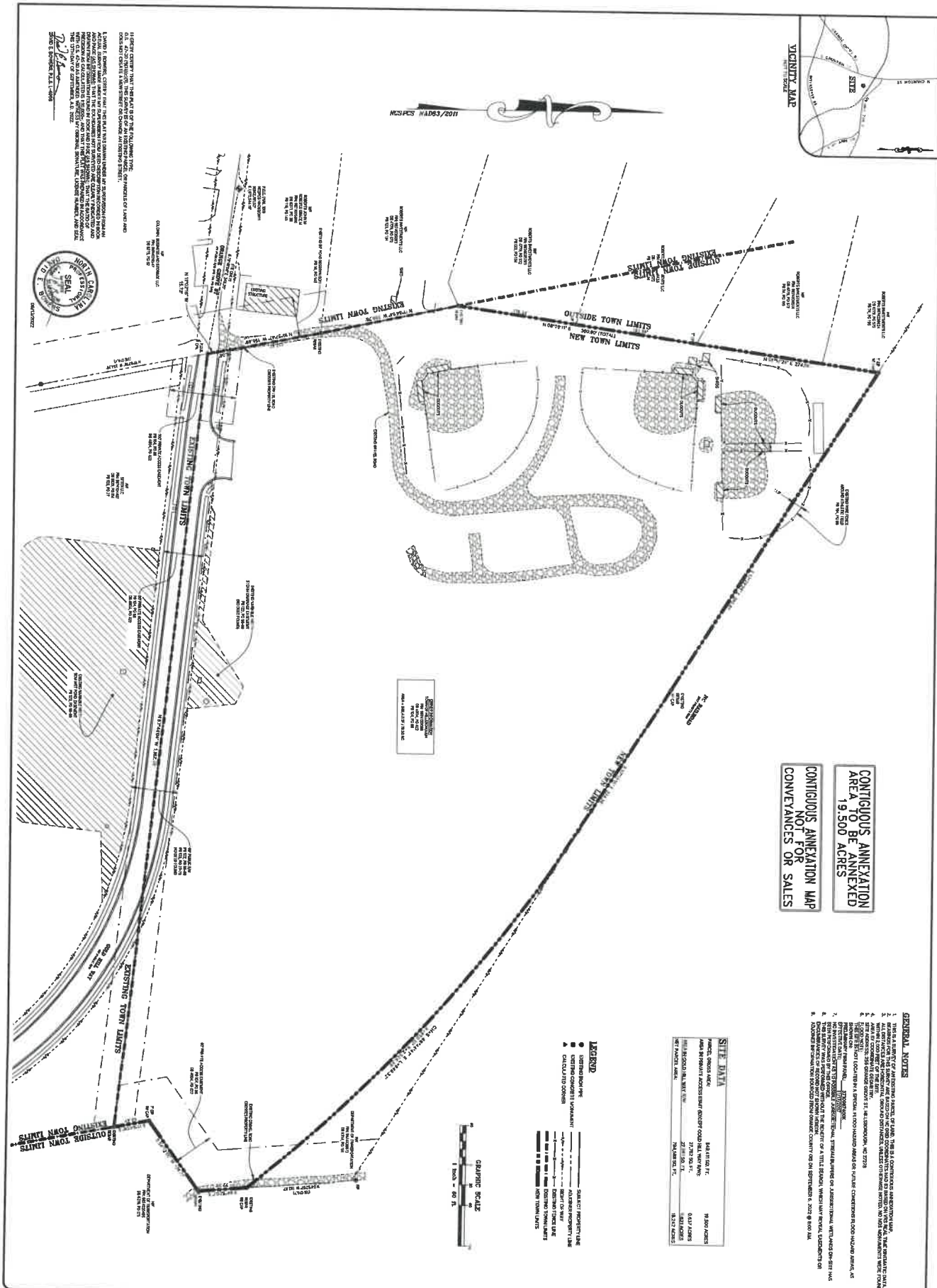
Integrity. Service. Results.

Being all of the property of the Town of Hillsborough as described in Record Book 4604, Page 422; less and except a portion of the property Deeded to the North Carolina Department of Transportation in Record Book 6314, Page 151; also being a portion of the property described as Lot 1 in Plat Book 104, Page 88, all of the Orange County Registry, lying and being Hillsborough Township, Orange County, North Carolina, and being more particularly described as follows:

Description of Annexation Area

COMMENCING at a control nail having NCPSCS Coordinates of Northing: 842,791.50' Easting: 1,970,544.19'; thence South 79°41'04" West a distance of 248.20 feet to an existing PK Nail in the center of Gold Hill Way (a public 69' Right of Way), as shown in Plat Book 122, Page 96-99, and being the point of BEGINNING; thence North 11°02'16" West a distance of 15.73 feet to a point; thence along the eastern line of John M. Roberts, et al (PIN# 9874-02-5866 / RB 6371, PG 38 / PB 118, PG 145) North 10°57'47" West a total distance of 156.49 feet to an existing rebar on the southeast corner of Roberts Investments LLC [RILLC 1] (PIN# 9874-03-5063 / RB 4779, PG 572 / PB 123, PG 134 [Lot 2C]), and passing a point on the northern R/W of Gold Hill Way at a distance of 19.08 feet; thence along the line of RILLC 1 North 11°54'54" West a distance of 209.76 feet to an existing rebar on the southeast corner of Roberts Investments LLC [RILLC 2] (PIN# 9874-03-5293 / RB 4779, PG 572 / PB 123, PG 134 [Lot 2B]); thence along the line of RILLC 2 and Roberts Investments LLC [RILLC 3] (PIN# 9874-03-6433 / RB 4779, PG 572 / PB 123, PG 134 [Lot 2A]) North 08°06'11" East a total distance of 360.90 feet to a 1" existing iron pipe on the southeast corner of Roberts Investments LLC [RILLC 4] (PIN# 9874-03-6514 / RB 4779, PG 572 / PB 74, PG 195 [Lot 1B]), and passing an existing 1" iron pipe at a distance of 178.34 feet; thence along the line of RILLC 4 and Roberts Investments LLC [RILLC 5] (PIN# 9874-03-6624 / RB 4779, PG 572 / PB 74, PG 195 [Lot 1A]) North 08°12'23" East a distance of 274.08 feet to an existing 1" iron pipe with cap at the R/W of North Carolina Railroad (a private 200' R/W); thence along the R/W of the North Carolina Railroad South 57°29'26" East a distance of 565.61 feet to an existing rebar with cap on the western corner of North Carolina Department of Transportation [NCDOT 1] (PIN# 9874-13-8073 / RB 6314, PG 151); thence along the line of NCDOT 1 the following two (2) calls: South 57°13'15" East a distance of 334.36 feet to a point; thence with a curve turning to the right with an arc length of 650.12', with a radius of 2,524.39', with a chord bearing of South 46°44'41" East, with a chord length of 648.32' to an existing rebar with cap on the western line of North Carolina Department of Transportation [NCDOT 2] (PIN# 9874-22-0495 / RB 6316, PG 175); thence with the line of NCDOT 2 the following three (3) calls: South 04°52'07" East a distance of 72.39 feet to an existing rebar; thence South 54°12'00" West a distance of 129.77 feet to an existing 1" iron pipe with cap; thence South 11°04'09" East a distance of 53.41 feet to an existing rebar on the northeast corner of SFTEN LLC (PIN# 9874-10-4407 / RB 6629, PG 114 / PB 123, PG 77); thence along the line of SFTEN LLC North 83°44'04" West a distance of 1,162.28 feet to the point of BEGINNING, containing an area of 849,411 square feet, or 19.500 acres, more or less.

For further description see map entitled "Town of Hillsborough; 255 Orange Grove Street – Contiguous Annexation Map" prepared by Ballentine Associates, P.A., David E. Bowers, PLS L-4966, said map dated 13 Sep 2022.



VICINITY MAP

CONTIGUOUS ANNEXATION
AREA TO BE ANNEXED
19,500 ACRES

CONTIGUOUS ANNEXATION MAP
NOT FOR
CONVEYANCES OR SALES

GENERAL NOTES

1. THE DISTRICT OF COLUMBIA HAS A COMBINED 150,000 ACRES OF LAND, 100,000 OF WHICH ARE IN THE DISTRICT OF COLUMBIA AND 50,000 ACRES ARE IN THE DISTRICT OF MARYLAND. THE DISTRICT OF COLUMBIA HAS 100,000 ACRES OF LAND, 100,000 ACRES OF WHICH ARE IN THE DISTRICT OF COLUMBIA AND 50,000 ACRES ARE IN THE DISTRICT OF MARYLAND.
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SITE DATA	
PARCEL ADDRESS: 4401150, FT.	19,500 ACRES
AREA IN PRIVATE ACCESS: 800,000 SQ. FT. (22,370 SQ. FT.)	0.631 ACRES
AREA IN ROAD: 100,000 SQ. FT. (2,910 SQ. FT.)	0.631 ACRES
NET PAVEMENT AREA: 79,000 SQ. FT.	18,242 ACRES

LEGEND

_____ SUBJECT PROPERTY LINE
 _____ ADJACENT PROPERTY LINE
 _____ RIGHT-OF-WAY
 _____ DISTINGUISH FENCE LINE
 _____ and I am not a member
 _____ NEW TOWN LISTS

GRAPHIC SCALE
1 inch = 60 ft

TOWN OF HILLSBOROUGH
255 ORANGE GROVE ST
HILLSBOROUGH, NORTH CAROLINA 27276
HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA
ANNEXATION PLAT

ISSUED TO CLIENT	DATE 13 SEP 22	FILE# 74-99-3064-1
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