

Appendix I

Application Packet for Unified Development Ordinance Text & Zoning Map Amendments (Rezoning) / Future Land Use Plan & Comprehensive Plan Amendments

Deadlines for 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

Future Land Use/Comprehensive Plan Map Amendment:	\$300.00
UDO Text Amendment	\$300.00
Rezoning to General Purpose or Overlay District:	The greater of \$500.00 or \$50.00 per acre

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

Submittal Requirement Checklist

Unified Development Ordinance & Future Land Use/Comprehensive Plan Text Amendments

- ☐ Complete application and applicable review fee
- ☐ For UDO text amendments, a written narrative addressing UDO Section 3.7.2 (see page 3 of this packet)

Zoning Map & Future Land Use Map Amendments

- ☒ Complete application and applicable review fee
- ☒ Copy of the deed and/or a fully dimensioned survey to a scale greater than 100 ft to the inch and smaller than 20 ft to the inch that includes existing structures, critical areas (specified on application), rights-of-way and width, and driveways (existing and new)
- ☒ For zoning map amendments, a written narrative addressing UDO Section 3.7.2 (see page 3 of this packet)



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: 255 Orange Grove Street **PIN:** 9874132066

Applicant Name: Ballentine Associates, PA attn: George Retschle

Mailing Address: 221 Providence Road

Phone: 919-929-0481

City, State, Zip: Chapel Hill, NC 27514

E-mail: georger@ballentineassociates.com

Property Owner Name: Town of Hillsborough, attn: Stephanie Trueblood

Mailing Address: 101 East Orange St.

Phone: 919-296-9481

City, State, Zip: Hillsborough, NC 27278

E-mail: stephanie.trueblood@hillsboroughnc.gov

Location/Streets Accessed: address: 255 Orange Grove St, proposed access from Gold Hill Way

Current Zoning District(s): AR

Proposed Zoning District(s): LO

Acreage: 6.62

Water Service: ☒ Public Water ☐ Well

Sewer Service: ☒ Public Sewer ☐ Septic Tank

Existing Structures on Site: Six (6) Baseball Dugouts

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):

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.**



George J. Retschle

09/13/2022

Applicant's signature

date



9/14/2022

Property Owner's signature

date



Ballentine
Associates, PA

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Hillsborough Train Station

Rezoning Narrative

14 Sep 2022

The Town of Hillsborough plans to develop a thoughtfully designed $\pm 7,000$ sf train station building and associated infrastructure on a portion of a 19.5-acre Town-owned property located in the Town's ETJ at 255 Orange Grove Street. The first phase of the project will include the train station building, approximately 100 parking spaces (including a park and ride lot), stormwater management facilities, utilities, and landscape/hardscape work associated with the site, as well as a pedestrian walkway connection and a public street connection from Gold Hill Way.

The property is currently located in the Agricultural/Residential (AR) zoning district and the three proposed uses associated with the train station project (transit passenger terminal, offices, and park and ride facility) are not allowed in the current district. Therefore, a rezoning to Limited Office (LO) is proposed. The total land area proposed for rezoning is ± 6.62 acres and this includes the train station site, approximately 1.4 acres of new public road right-of-way, and approximately 1.8 acres of land for future development west of the new public roadway. Zoning for the remainder of the overall 19.5-acre property will remain AR until it is rezoned by a future project.

As noted above, the 19.5-acre property currently lies within the Town's ETJ, so a contiguous annexation petition is being reviewed contemporaneously with this rezoning application.

This amendment to the Official Zoning Map will address the following factors of Section 3.7.2 of the Hillsborough Unified Development Ordinance:

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

Response: The Future Land Use Plan designates the entire site as Mixed Use, which is the most intensive designation the town has. While Limited Office is not one of the anticipated zoning districts for that designation, the district aligns with the limited uses the town will provide on the parcel it retains long-term ownership of and is therefore consistent. This use was expected at the time the Future Land Use Map was developed. The town can amend the zoning if a more intense district is needed in the future. LO is adequate for the town's interests at this point.

The proposed train station development is consistent with all applicable town-adopted plans, specifically Vision 2030, the Strategic Growth Plan, the Community Connectivity Plan, and the Churton Street Corridor Strategic Plan. The train

station will increase connectivity and encourage economic development in the area. The proposed greenway connection will increase pedestrian connectivity to downtown Hillsborough. Additionally, the proposed public street and sidewalk connection from Gold Hill way into the 19.50-acre site will help promote additional development of the larger parcel.

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

Response: Conditions have changed in the area such that the current AR zoning is no longer compatible with surrounding uses.

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

Response: The proposed amendment addresses transportation, pedestrian connectivity, and economic development needs.

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.

Response: The proposed LO zoning district is appropriate for this site. It allows low-intensity non-residential uses that are compatible with adjacent land uses by providing a transition from the higher intensity commercial uses along Churton Street and the residential uses along the southern portion of Gold Hill Way.

5. The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly patterns.

Response: The proposed amendment would allow for the creation of the initial phase of a multi-use development, which will include the establishment of significant public transportation infrastructure (train station, park/ride, greenway connection to downtown, and public road). This is very much consistent with logical and orderly development.

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

Response: As noted above, this amendment will allow for the construction of significant public transportation infrastructure, which provides a solid foundation for future development. This amendment would not encourage premature development.

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

Response: No commercial development is proposed as a part of this rezoning amendment. The Limited Office (LO) district does not permit most traditional commercial uses.

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.

Response: As noted above, the proposed LO zoning district allows lower intensity non-residential uses which will be compatible with surrounding uses. The amendment will create a transition zone between high-intensity commercial uses to the west and residential uses to the south.

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

Response: By creating a transportation hub, increasing pedestrian connectivity in the area, and promoting development of the existing property, the proposed amendment would likely increase the property values of the 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.

Response: We do not believe that the proposed amendment would result in any significantly adverse environmental impacts.

14 September 2022

Town of Hillsborough Rezoning Area
255 Orange Grove Road
Hillsborough, NC 27278



Ballentine
Associates, PA

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Being a portion 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 Rezoning 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 430.19 feet to a set iron pipe; thence along a new line the following three (3) calls: South 07°51'20" West a distance of 217.45 feet to a set iron pipe; thence North 82°13'50" West a distance of 74.18 feet to a set iron pipe; thence South 07°51'20" West a total distance of 592.99 feet to a point in the center of Gold Hill Way; thence North 83°44'04" West a distance of 193.58 feet to the point of BEGINNING, containing an area of 288,363 square feet, or 6.620 acres, more or less.

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

