



TOWN OF  
HILLSBOROUGH

**GENERAL APPLICATION**  
**Amendment to Future Land Use Map, Unified**  
**Development Ordinance or Official Zoning**  
**Map**

Planning and Economic Development Division  
101 E. Orange St., PO Box 429, Hillsborough, NC 27278  
919-296-9477 | Fax: 919-644-2390  
www.hillsboroughnc.gov

This application is for amendments to the Comprehensive Sustainability Plan, Unified Development Ordinance, and/or Official Zoning Map. Incomplete applications will not be accepted or processed.

| OFFICIAL USE ONLY |                  |               |
|-------------------|------------------|---------------|
| Case Number:      | Fee: \$          | Receipt No.:  |
| FLUM Designation: | Zoning District: | Overlay Zone: |

Amendment Type:  Future Land Use Map  Unified Development Ordinance Text  
 Zoning Map – General Use or Overlay District  Zoning Map – Planned Development District

| PROPERTY LOCATION AND DESCRIPTION  |                                |
|------------------------------------|--------------------------------|
| Property Address or Location:      | 300 Route 70, Hillsborough, NC |
| PIN(s):                            | 9875104533                     |
| Size of Property (Acres/Sq. Ft.):  | 76 acres                       |
| Current Use of Property:           | Commercial / Restaurant        |
| Current Zoning Classification(s):  | General Commercial Use         |
| Proposed Zoning Classification(s): | General Commercial Use         |

| CERTIFICATION AND SIGNATURES                                                                                                                                                                                                                                                                                                      |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Applications will not be accepted without signature of legal property owner or official agent.                                                                                                                                                                                                                                    |                         |
| I certify that the information presented by me in this application and all accompanying documents are true and accurate to the best of my knowledge, information, and belief; and I acknowledge that the processing of this application may require additional town, county and/or state permits, approvals, and associated fees. |                         |
| Applicant Name:                                                                                                                                                                                                                                                                                                                   | Jennifer Spada          |
| Legal Property Owner Name:                                                                                                                                                                                                                                                                                                        | Gatwood Properties, LLC |
| Mailing Address:                                                                                                                                                                                                                                                                                                                  | 4017 McKee School Rd    |
| Mailing Address:                                                                                                                                                                                                                                                                                                                  | Same                    |
| City, State, ZIP Code:                                                                                                                                                                                                                                                                                                            | Hurdle Mills, NC 27541  |
| City, State, ZIP Code:                                                                                                                                                                                                                                                                                                            | Same                    |
| Telephone:                                                                                                                                                                                                                                                                                                                        | [Redacted]              |
| Telephone:                                                                                                                                                                                                                                                                                                                        | Contact info            |
| Email:                                                                                                                                                                                                                                                                                                                            | [Redacted]              |
| Signature:                                                                                                                                                                                                                                                                                                                        | [Handwritten Signature] |
| Signature:                                                                                                                                                                                                                                                                                                                        | [Handwritten Signature] |
| Date:                                                                                                                                                                                                                                                                                                                             | 6/24/24                 |
| Date:                                                                                                                                                                                                                                                                                                                             |                         |



TOWN OF  
HILLSBOROUGH

### SUPPLEMENTAL FORM

### Amendment to Official Zoning Map

Planning and Economic Development Division  
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To the Hillsborough Board of Commissioners:

I, Jennifer Spada, hereby petition the Board of Commissioners to change the zoning designation of the property described in the attached General Application Form

FROM General Commercial Use ~~General Commercial Use~~ General Commercial Use + SUP for attached dwellings

#### FACTORS RELEVANT TO DECISION TO AMEND THE OFFICIAL ZONING MAP

The Hillsborough Unified Development Ordinance lists the following 10 general standards/findings of fact that the Board of Commissioners must weigh and consider before deciding to amend the official zoning map. Below or on a separate sheet, indicate the facts you intend to show and the arguments you intend to make to convince the Board of Commissioners that it can properly reach these 10 findings.

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

This proposed amendment would keep the desired Commercial zoning on North End of town, but allow for integrated housing to support Commercial businesses.

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

Feedback from multiple Commercial Developers & potential tenants, like Breweries & Cideries say more roof tops are needed to support investment.

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

The North End of town needs more Commercial development, like House at Gatewood and the town needs more housing.

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. is consistent with the Hillsborough Comprehensive Plan.

Proposed changes are consistent with the Commercial planned use for North End of town / Comprehensive Plan

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.

No deviation from orderly development patterns

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

The overall plan for Commercial Development of our property was started in 2017. There should not be premature development.

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

This would not cause 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.

This would tie the North End together more.

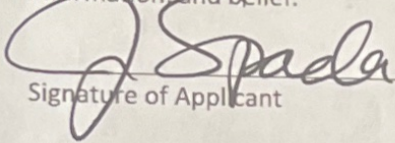
9. The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands.

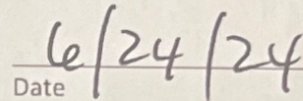
This would increase property values as the House at Gatewood development already has.

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.

There should not be negative environmental impacts and SUPs for attached dwellings will give tower more control.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

  
Signature of Applicant

  
Date

# Request for Text Change to the Commercial Zoning – Town of Hillsborough, NC

## Introduction

We own 16 acres of General Commercial Use land on the north end of Hillsborough, at 300 Route 70 and have a restaurant on the property, House at Gatewood. Our plan for the property is to be a destination for hospitality, adding other commercial businesses to enhance the restaurant and event business we have already established. Based on feedback from several Commercial developers, the limiting factor for Commercial investment and development on the north end is the limited number of roof tops to support new Commercial businesses. Therefore, we are requesting a change to the Hillsborough, NC Unified Development Ordinance to add Special Use Permitting (SUP) for attached dwellings in the permitted use table for the General Commercial (GC) districts. This change will allow residential to be selectively incorporated into commercial development projects, creating increased demand for to allowing residential use in GC districts with an SUP would benefit the town by creating more commercial services, enhancing the quality of life for residents, and creating a more walkable/sustainable environment within the town borders.

## Proposed Change to the Permitted Use Table

The current permitted uses for the Commercial Zoning District does not allow any residential use, except for a single family home. We would like to expand on this by allowing SUPs for attached dwellings that can be incorporated into commercial development. This will make commercial development of the north end of town more attractive to developers and potential tenants.

The proposed change to the permitted use table is highlighted in red:

| 5.1.8 TABLE: USE TABLE FOR NON-RESIDENTIAL DISTRICTS |        |    |    |     |                                                                  |     |         |        |         |                   |    |         |          |          |
|------------------------------------------------------|--------|----|----|-----|------------------------------------------------------------------|-----|---------|--------|---------|-------------------|----|---------|----------|----------|
| P = Permitted by Right<br>accessory use              |        |    |    |     | SUP = Permitted with a Special Use Permit<br>* = Refer to 5.2.47 |     |         |        |         | PA = Permitted as |    |         |          |          |
|                                                      | L<br>O | NB | OI | CC  | GC                                                               | HIC | AR<br>U | B<br>P | ED<br>D | L<br>I            | GI | ES<br>U | NBS<br>U | SDS<br>U |
| Adult Day Care                                       |        |    | P  |     |                                                                  | P   |         |        |         |                   |    | SUP     | SUP      | SUP      |
| Adult Use                                            |        |    |    |     |                                                                  | SUP |         |        |         |                   |    |         |          |          |
| Artisan Studio                                       | P      | P  | P  | P   | P                                                                | P   | P       | P      | P       | P                 | P  | SUP     | SUP      | SUP      |
| Bank & Financial Institution                         | P      |    | P  | SUP | P                                                                | P   |         | P      | P       |                   |    | SUP     |          | SUP      |
| Bar                                                  |        |    |    | P   | P                                                                | P   | P       |        | P       |                   |    | SUP     |          | SUP      |



|                        |  |   |   |         |   |   |   |   |   |   |   |         |     |     |
|------------------------|--|---|---|---------|---|---|---|---|---|---|---|---------|-----|-----|
| Event Center           |  |   | P | SU<br>P | P | P | P | P | P |   |   | SU<br>P | SUP | SUP |
| Extended Care Facility |  |   | P |         |   | P |   |   |   |   |   | SU<br>P |     | SUP |
| Family Care Home       |  |   |   |         |   |   |   |   |   |   |   | SU<br>P | SUP | SUP |
| Family Child Care Home |  |   |   |         |   |   |   |   |   |   |   |         | SUP |     |
| Farm, Bona fide        |  |   |   |         |   |   |   |   |   |   |   |         |     |     |
| Farmer's Market        |  | P | P | P       | P | P | P |   | P | P | P | SU<br>P |     | SUP |

## Rationale for Allowing Residential Use with an SUP in GC Districts

The rationale for allowing residential use with an SUP in GC districts is based on the following considerations:

- The GC district is intended to accommodate a wide range of commercial uses that serve the needs of the town and the region. Allowing residential use with an SUP in GC districts would not change the primary purpose of the district, but rather add a complementary use that would support the existing and future commercial activities, bringing new businesses and new investment to the area.
- The GC district is suitable for mixed-use development that integrates residential and commercial uses in a compact and walkable form. Allowing residential use with an SUP in GC districts would create more opportunities for mixed-use development that would enhance the vitality and diversity of the town, provide more housing options and affordability, and reduce the dependence on automobiles and greenhouse gas emissions.
- The GC district is subject to the SUP process, which requires review and approval by the Board of Adjustments, based on specific criteria and conditions. Allowing residential use with an SUP in GC districts would ensure that each proposal is evaluated on its own merits and impacts, and that the town has the authority and discretion to approve, deny, or modify the proposal to protect the public interest.

## Benefit to House at Gatewood and 300 Route 70 Property

We believe this change is important to the development of our property at 300 Route 70, where we established the House at Gatewood. The ability to incorporate rooftops into the development plans for our property will increase interests of potential tenants and partners that can bring new commercial businesses, hospitality, and entertainment to residents and visitors.

Allowing residential use with an SUP in GC districts would enable the property owner to pursue this vision, which would have several advantages for the town and the business:

- It would expand the hospitality options in the town, attracting more visitors and generating more tax revenue.
- It would create a built-in customer base for the existing and future businesses on the site, such as the restaurant, the event venue, and the retail shops.
- It would increase the investment and development potential of the property, enhancing its value and appearance.
- It would preserve the historic character and charm of the House at Gatewood, which is a landmark and an asset for the town.

By allowing residential use with an SUP in GC districts, the town would support the growth and success of the House at Gatewood and the 300 Route 70 property, while ensuring that any proposed development meets the standards and goals of the town's comprehensive plan and zoning ordinance.





|                 |  |   |   |   |   |   |   |  |   |   |   |  |     |  |     |
|-----------------|--|---|---|---|---|---|---|--|---|---|---|--|-----|--|-----|
| Farm, Bona fide |  |   |   |   |   |   |   |  |   |   |   |  |     |  |     |
| Farmer's Market |  | P | P | P | P | P | P |  | P | P | P |  | SUP |  | SUP |