



Minutes

Board of Commissioners Regular Meeting

7 p.m. Dec. 9, 2024

Board Meeting Room, Town Hall Annex, 105 E. Corbin St.

Present: Mayor Mark Bell and commissioners Meaghun Darab, Robb English, Kathleen Ferguson, Matt Hughes and Evelyn Lloyd

Staff: Budget Director Emily Bradford, Administrative Services Director Jen Della Valle, Assistant Town Manager and Community Services Director Matt Efird, Budget and Management Analyst Josh Fernandez, Environmental Engineering Supervisor Bryant Green, Police Chief Duane Hampton, Town Attorney Bob Hornik, Town Clerk and Human Resources Technician Sarah Kimrey, Communications Specialist JC Leser-McMinn, Town Manager Eric Peterson and Public Space and Sustainability Manager Stephanie Trueblood

Opening of the meeting

Mayor Mark Bell called the meeting to order at 7 p.m.

1. Public charge

Bell did not read the public charge.

2. Audience comments not related to the printed agenda

There was none.

3. Agenda changes and approval

The mayor asked to add Item 7B – Extraterritorial jurisdiction discussion.

Motion: Commissioner Meaghun Darab moved to approve the amended agenda. Commissioner Kathleen Ferguson seconded.

Vote: 5-0.

4. Presentations

A. Leading the Way Award

Administrative Services Director Jen Della Valle presented the ETC Institute's Leading the Way Award to the board for the town ranking in the top 10% for resident satisfaction in community surveys conducted by the marketing research firm for communities.

5. Appointments

A. Historic District Commission – Appointment of Daniel Widis for a term expiring Nov. 30, 2027

B. Board of Adjustment – Appointment of David Blankfard to fill a vacancy for a term expiring Sept. 30, 2026

Motion: Ferguson moved to approve both appointments. Commissioner Evelyn Lloyd seconded.

Vote: 5-0.

6. Items for decision – consent agenda

- A. Miscellaneous budget amendments and transfers (Nov. 25, 2024)
- B. 2025 Board of Commissioners Meeting Schedule amendment
- C. Collins Ridge (SFTEN, LLC and Collins Ridge Landco, LLC) land dedication(s) to the town
- D. Special Event Permit – 2024 Solstice Lantern Walk and Market
- E. Resolution adopting the Orange County Safe Routes to School Plan
- F. Minutes
 - Regular meeting Nov. 12, 2024
 - Regular meeting closed session Nov. 12, 2024
 - Work session Nov. 25, 2024
- G. Miscellaneous budget amendments and transfers (Dec. 9, 2024)
- H. Proclamation – National Mentoring Month
- I. Annexation and rezoning requests for 3013 Rippy Lane
- J. Unified Development Ordinance text amendment (staff initiated): Section 6, Development Standards, Subsection 6.18, Signage, Paragraph 6.18.10, Billboards
- K. Integrated Pest Management Plan
- L. Resolution accepting public streets in Forest Ridge phases 4, 6, 7 and 8
- M. Special Event Permit – Godiva Track Club New Years Day Run 8K

Motion: Ferguson moved to approve all items on the consent agenda. Commissioner Robb English seconded.

Vote: 5-0. Nays: None.

7. Items for decision - regular agenda

- A. Community Reinvestment Program review
Town Manager Eric Peterson shared that the budget team created a rough draft for review of a policy for the town's community reinvestment program. A more polished version would be prepared for the budget retreat.

Budget Director Emily Bradford went over the draft proposal with the board. The policy would clarify the application process for requesting funding from the town for community programs and initiatives and provide the board with a framework for processing the increased volume of funding requests.

The board agreed that the program should be funded as a percentage of the town's General Fund expenditures but did not set a rate.

The board discussed whether the town should limit the amount of time a group would receive funds from the program. There was concern that the proposed policy could hurt Fairview Community Watch. Additionally, the board discussed exempting the organization from the Community Reinvestment Program application process.

- B. Extraterritorial jurisdiction discussion (added item)
The mayor shared that he attended a meeting for the North Carolina Mayors Association and a webinar for the North Carolina League of Municipalities regarding potential legislation regarding the size, scope and scale of extraterritorial jurisdictions in North Carolina.

The mayor asked board members to talk to him individually regarding their beliefs on extraterritorial jurisdiction. He will compile their answers to form the town's opinion and complete a survey for the North Carolina Mayors Association.

8. Updates

- A. Board members
Board members gave updates on the committees and boards on which they serve.

- B. Town manager
The manager reported that the town received a \$100,000 cybersecurity grant.

- C. Staff (written reports in agenda packet)
There were no additional reports.

Motion: Ferguson moved to go into closed session. Lloyd seconded.
Vote: 5-0.

9. Closed session

- A. Closed session as authorized by North Carolina General Statute Section 143-318.11(a)(3) to consult with the town attorney in order to preserve the attorney-client privilege

- B. Closed session as authorized by North Carolina General Statute Section 143-318.11(a)(3) to consult with the town attorney in order to preserve the attorney-client privilege (KEPSC Hillsborough LLC)

- C. Closed session as authorized by North Carolina General Statute Section 143-318.11 (a)(6) regarding personnel matters (town manager's evaluation)

Motion: Ferguson moved to return to open session. Darab seconded.
Vote: 5-0.

Motion: English moved to grant the town manager a 5% merit increase effective July 1, 2024. Ferguson seconded.
Vote: 5-0.

10. Adjournment

The mayor adjourned the meeting at 11:19 p.m.

Respectfully submitted,



Sarah Kimrey
Town Clerk
Staff support to the Board of Commissioners

FY 2024-2025

**TOWN OF HILLSBOROUGH
BUDGET CHANGES REPORT**

DATES: 11/25/2024 TO 11/25/2024

	<u>REFERENCE</u>	<u>CHANGE NUMBER</u>	<u>DATE</u>	<u>USER</u>	<u>ORIGINAL BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
GF	10-00-9990-5300-000 CONTINGENCY						
Contingency	To cover WNC lodging	45701	11/25/2024	EBRADFORI	450,000.00	-5,000.00	381,596.35
	To cover oil & filters	45726	11/25/2024	EBRADFORI	450,000.00	-10,000.00	371,596.35
Disaster Relief	10-10-4000-5300-570 MISCELLANEOUS						
	To cover WNC lodging	45700	11/25/2024	EBRADFORI	0.00	5,000.00	10,000.00
Admin.	10-10-4200-5300-080 TRAINING/CONF./CONV.						
	Move NC3C conference to correct dept - C	45709	11/25/2024	JFernandez	17,730.00	-2,250.00	15,480.00
Admin.	10-10-4200-5300-120 ADVERTISING						
	Move to correct dept - Communications.	45703	11/25/2024	JFernandez	600.00	-300.00	300.00
Admin.	10-10-4200-5500-970 SERVICE CHARGE - W&S FUND						
	Adjust for funds moved from Admin to C	45711	11/25/2024	JFernandez	-459,439.00	-1,275.00	-464,441.00
	Correct cost allocation re funds moved Ac	45719	11/25/2024	JFernandez	-459,439.00	2,550.00	-461,891.00
Admin.	10-10-4200-5500-980 SERVICE CHARGE - STORMWATER FUND						
	Adjust for funds moved from Admin to C	45712	11/25/2024	JFernandez	-18,377.00	-51.00	-18,578.00
	Correct cost allocation re funds moved Ac	45720	11/25/2024	JFernandez	-18,377.00	102.00	-18,476.00
Comms.	10-10-4600-5300-080 TRAINING/CONF./CONV.						
	Move NC3C conference to correct dept - C	45710	11/25/2024	JFernandez	4,500.00	2,250.00	6,750.00
Comms.	10-10-4600-5300-113 LICENSE FEES						
	To cover Monsido and Canva services.	45708	11/25/2024	JFernandez	13,998.00	2,275.00	13,345.00
Comms.	10-10-4600-5300-120 ADVERTISING						
	Move to correct dept - Communications.	45704	11/25/2024	JFernandez	0.00	300.00	300.00
Comms.	10-10-4600-5300-530 DUES & SUBSCRIPTIONS						
	To cover anticipated Dues & Subscription	45706	11/25/2024	JFernandez	1,105.00	135.00	1,240.00
Comms.	10-10-4600-5300-570 MISCELLANEOUS						
	To cover anticipated Dues & Subscription	45705	11/25/2024	JFernandez	6,200.00	-135.00	4,860.00
	To cover Monsido and Canva services.	45707	11/25/2024	JFernandez	6,200.00	-2,275.00	2,585.00
Comms.	10-10-4600-5500-970 COST ALLOCATION - W&S FUND						
	Adjust for funds moved from Admin to C	45713	11/25/2024	JFernandez	-192,361.00	1,275.00	-193,218.00
	Correct cost allocation re funds moved Ac	45721	11/25/2024	JFernandez	-192,361.00	-2,550.00	-195,768.00
Comms.	10-10-4600-5500-980 COST ALLOCATION - STORMWATER FUND						
	Adjust for funds moved from Admin to C	45714	11/25/2024	JFernandez	-7,694.00	51.00	-7,729.00
	Correct cost allocation re funds moved Ac	45722	11/25/2024	JFernandez	-7,694.00	-102.00	-7,831.00
Facilities Mgmt.	10-10-5000-5400-910 DEBT SERVICE - PRINCIPAL						
	Move to appropriate account.	45728	11/25/2024	JFernandez	141,086.00	5,022.00	146,108.00
Facilities Mgmt.	10-10-5000-5400-920 DEBT SERVICE - INTEREST						
	Move to appropriate account.	45727	11/25/2024	JFernandez	59,086.00	-5,022.00	54,064.00
Fleet Maint.	10-30-5550-5300-330 SUPPLIES - DEPARTMENTAL						
	To cover oil & filters	45725	11/25/2024	EBRADFORI	18,000.00	10,000.00	28,000.00
Fleet Maint.	10-30-5550-5300-339 SUPPLIES - TOOLS						
	Adj per Garage Door Quote	45724	11/25/2024	EBRADFORI	5,175.00	-255.00	4,920.00
Fleet Maint.	10-30-5550-5700-735 CAPITAL - BUILDINGS & IMPROVEMENTS						
	Adj per Garage Door Quote	45723	11/25/2024	EBRADFORI	30,200.00	255.00	30,455.00
Admin. of Enterprise	30-80-7200-5350-611 SERVICE CHARGE - ADMINISTRATION						

FY 2024-2025

**TOWN OF HILLSBOROUGH
BUDGET CHANGES REPORT**

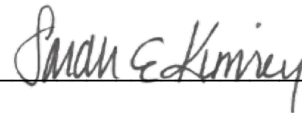
DATES: 11/25/2024 TO 11/25/2024

<u>REFERENCE</u>	<u>CHANGE NUMBER</u>	<u>DATE</u>	<u>USER</u>	<u>ORIGINAL BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
Adjust for funds moved from Admin to Co	45715	11/25/2024	JFernandez	459,440.00	-1,275.00	461,891.00
Admin. 30-80-7200-5350-623 SERVICE CHARGE - COMMUNICATIONS						
of Enterprise Adjust for funds moved from Admin to Co	45716	11/25/2024	JFernandez	192,361.00	1,275.00	195,768.00
Storm- 35-30-5900-5350-611 SERVICE CHARGE - ADMINISTRATION						
Water Adjust for funds moved from Admin to Co	45717	11/25/2024	JFernandez	18,378.00	-51.00	18,476.00
Storm- 35-30-5900-5350-623 SERVICE CHARGE - COMMUNICATIONS						
Water Adjust for funds moved from Admin to Co	45718	11/25/2024	JFernandez	7,695.00	51.00	7,831.00
					0.00	
					0.00	

APPROVED: 5/0

DATE: 12/9/24

VERIFIED: _____





RESOLUTION

Adopting the Orange County Safe Routes to School Plan

WHEREAS, Orange County, in coordination with the Town of Hillsborough updated the county's Safe Routes to School Plan to include all 13 public schools; area schools to facilitate safe walking routes for students; and

WHEREAS, the Safe Routes to School Plan facilitates safe walking and biking for all elementary, middle and high school students; and

WHEREAS, the plan was created with the help of engineering firm, WSP USA, and the Orange County School Administration who helped provide a detailed inventory of existing conditions, planned improvements, recommended improvements and program recommendations to implement the goals; and

WHEREAS, the plan incorporated a public engagement event involving all Orange County Public Schools to gather feedback; and

WHEREAS, the plan was updated to reflect changes in local conditions since the initial 2014 Orange County Safe Routes to School Action Plan and has been presented to the Orange County Board of County Commissioners, Central Pine Rural Planning Organization, Durham-Chapel Hill-Carrboro Metropolitan Planning Organization and Burlington-Graham Metropolitan Planning Organization for adoption and implementation;

NOW, THEREFORE, be it resolved by the Hillsborough Board of Commissioners that the Safe Routes to School Plan for Orange County is adopted by the Town of Hillsborough as a guide for improving walking and bicycling to the studied schools.

Approved this 9th day of December of the year 2024.



Mark Bell

Mark Bell, Mayor
Town of Hillsborough

Attestation:

Sarah E. Kimrey

Sarah Kimrey, Town Clerk

FY 2024-2025

TOWN OF HILLSBOROUGH
BUDGET CHANGES REPORT

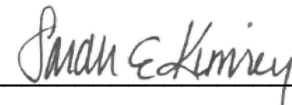
DATES: 12/09/2024 TO 12/09/2024

REFERENCE	CHANGE NUMBER	DATE	USER	ORIGINAL BUDGET	BUDGET CHANGE	AMENDED BUDGET
Comms. 10-10-4600-5300-080 TRAINING/CONF./CONV.						
To cover printing for OC Alerts direct email	45731	12/09/2024	JFernandez	4,500.00	-1,483.00	5,267.00
To cover postage for OC Alerts direct mail	45733	12/09/2024	JFernandez	4,500.00	-2,155.00	3,112.00
To cover Monsido services	45735	12/09/2024	JFernandez	4,500.00	-653.00	2,459.00
To cover remaining Monsido and other license	45741	12/09/2024	JFernandez	4,500.00	-2,345.00	114.00
Comms. 10-10-4600-5300-112 POSTAGE						
To cover postage for OC Alerts direct mail	45734	12/09/2024	JFernandez	50.00	2,155.00	2,205.00
Comms. 10-10-4600-5300-113 LICENSE FEES						
To cover Monsido services	45736	12/09/2024	JFernandez	13,998.00	653.00	13,998.00
To cover remaining Monsido and other license	45742	12/09/2024	JFernandez	13,998.00	2,345.00	16,343.00
Comms. 10-10-4600-5300-451 C.S./PRINTING						
To cover printing for OC Alerts direct email	45732	12/09/2024	JFernandez	2,900.00	1,483.00	8,647.00
Police 10-20-5100-5300-310 GASOLINE						
To cover Axon licenses.	45739	12/09/2024	JFernandez	77,380.00	-3,000.00	74,355.00
Police 10-20-5100-5300-458 DATA PROCESSING SERVICES						
To cover Axon licenses.	45740	12/09/2024	JFernandez	26,100.00	3,000.00	34,390.00
Admin of Enterprise 30-80-7200-5300-571 SAFETY AWARDS PROGRAM						
To cover Safety Dividend Program	45744	12/09/2024	JFernandez	0.00	5,609.00	5,609.00
Utilities Admin. 30-80-7220-5300-112 POSTAGE						
To cover Postage	45729	12/09/2024	EBRADFORD	100.00	1,200.00	1,300.00
Utilities Admin. 30-80-7220-5300-570 MISCELLANEOUS						
To cover W&S Rate Structure Analysis	45737	12/09/2024	EBRADFORD	12,600.00	38,980.00	88,580.00
W&S Contingency 30-80-9990-5300-000 CONTINGENCY						
To cover Postage	45730	12/09/2024	EBRADFORD	400,000.00	-1,200.00	138,610.65
To cover W&S Rate Structure Analysis	45738	12/09/2024	EBRADFORD	400,000.00	-38,980.00	99,630.65
To cover Safety Dividend Program	45743	12/09/2024	JFernandez	400,000.00	-5,609.00	94,021.65
Storm-Water 35-30-5900-5300-570 MISCELLANEOUS						
To cover Safety Dividend Program	45745	12/09/2024	JFernandez	26,375.00	-346.00	26,029.00
Storm-Water 35-30-5900-5300-571 SAFETY AWARDS PROGRAM						
To cover Safety Dividend Program	45746	12/09/2024	JFernandez	0.00	346.00	346.00
					<u>0.00</u>	

APPROVED: 5/0

DATE: 12/9/24

VERIFIED: _____





PROCLAMATION

National Mentoring Month

January 2025

WHEREAS, National Mentoring Month brings awareness to the importance of quality mentoring that promotes healthy relationships and communication, positive self-esteem, emotional well-being, and growth of a young person and their relationships with other adults; and

WHEREAS, the Town of Hillsborough honors volunteer mentors who support young people in Hillsborough by showing up for them every day and demonstrating their commitment to helping them thrive; and

WHEREAS, mentoring programs like Fathers on the Move, Beyond Expectations, and capacity-building agencies like Youth Mentoring Collaborative make our communities and our state stronger by driving impactful relationships that increase social capital for young people and provide invaluable support networks; and

WHEREAS, Grow Your World is a youth-centered, community-building organization that partners with local college students to work directly with youth and connect community members through multigenerational and inclusive relationships that build enrichment opportunities for youth and adults alike; and

WHEREAS, Reintegration Support Network provides support and resources for adolescents experiencing challenges related to substance use, mental health, and/or justice involvement. Mentors engage in promoting trust and self-acceptance by advocating for and with participants, coordinating with existing service providers, and linking participants with community resources, thereby increasing a participant's overall wellbeing; and

WHEREAS, Healing-Centered Mentoring™ provides a pathway to promote mental wellness, increase access to evidence-based mental wellness skills training, and reduce structural barriers to mental health services; and

WHEREAS, mentoring plays a pivotal role in career exploration and supports workforce development by helping young people set career goals, equipping mentors with the skills needed to support the professional growth of young people, and driving positive outcomes for communities across the state;

NOW, THEREFORE, I, Mark Bell, mayor of the Town of Hillsborough, do hereby proclaim January 2025 as National Mentoring Month in the Town of Hillsborough.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hillsborough to be affixed this 9th day of December in the year 2025.



Mark Bell

Mark Bell, Mayor
Town of Hillsborough

ORDINANCE #20241209-6.I

Return to: Town Clerk, Town of Hillsborough, 101 E. Orange Street, Hillsborough, NC 27278



ORDINANCE

**Annexing certain contiguous property to the Town of Hillsborough, NC
3013 Rippy Lane (Parcel Identification Number 9873-04-5166)**

WHEREAS, a petition was received requesting the annexation of approximately 6.336 acres identified as 3013 Rippy Lane (Parcel Identification Number 9873-04-5166) and located northwest of the I-40 interchange at Old NC 86; and

WHEREAS, the petition was signed by the owners of all the real property located within such area; and

WHEREAS, a public hearing on the annexation was held on October 17, 2024, following notice of said hearing being published in The News & Observer on October 6 and October 13, 2024, in accordance with NC GS § 160A-31(c).

NOW, THEREFORE, the Hillsborough Board of Commissioners ordains:

- Section 1.** The petition requesting the annexation of the area described hereto in Exhibits A and B was properly signed by the owners of all the real property located within such area and that such area is contiguous to the boundaries of the Town of Hillsborough, as the term "contiguous" is defined in NC GS § 160A-31(f).
- Section 2.** The area shown and described hereto in Exhibits A and B is hereby annexed and made part of the Town of Hillsborough.
- Section 3.** All provisions of any town ordinance in conflict with this ordinance are repealed.
- Section 4.** This ordinance shall become effective upon adoption.
- Section 5.** The Town Clerk shall cause an accurate map of the annexed territory described hereto in Exhibits A and B together with a duly certified copy of this ordinance to be recorded in the office of the Register of Deeds of Orange County. Such a map shall also be delivered to the Orange County Board of Elections as required by NC GS § 163-288.1.

ORDINANCE #20241209-6.1

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 9th day of December in the year 2024.

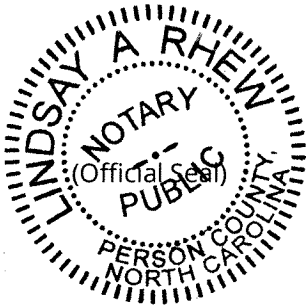
Ayes: 5
Noes: 0
Absent or excused: 0

Sarah E. Kimrey
Sarah E. Kimrey, Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, Lindsay A Rhew, a Notary Public of the County and State aforesaid, certify that Sarah E. Kimrey personally appeared before me this day and acknowledged that she is the Town Clerk for the Town of Hillsborough, a North Carolina municipal corporation, and that she, as Town Clerk, being duly authorized to do so, executed the foregoing instrument to acknowledge that it is an Annexation Ordinance duly adopted by the Town of Hillsborough Board of Commissioners on the date indicated.

Witness my hand and official seal, this the 10 day of December, 2024.



Lindsay A Rhew
Notary Public Signature

My commission expires: 4-29-2025

ORDINANCE #20241209-6.I

Exhibit A
Legal Description

LYING AND BEING SITUATED IN HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND (NC GRID COORDINATES N.833,045.09 FEET, E.1,970,808.13 FEET NAD 83/11, (COMBINED GRID FACTOR 0.99994222) IN THE CENTER-LINE OF RIPPY LANE AT THE SOUTHEASTERN CORNER OF PRAGUE ESCAPES (SEE DEED BOOK 6841, PAGE 1038 AND LOT 3 PLAT BOOK 76, PAGE 31 ORANGE COUNTY REGISTRY) IN THE NORTH LINE OF CHRISTY D. BAILEY & JOHN O. CLAYTON (SEE ESTATE BOOK 04E/310 AND PLAT BOOK 103, PAGE 45 ORANGE COUNTY REGISTRY); THENCE LEAVING THE CENTER-LINE OF RIPPY LANE AND PROCEEDING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE NORTH LINE OF CHRISTY D. BAILEY & JOHN O. CLAYTON SOUTH 89°49'01" WEST, 37.33 FEET TO A CALCULATED POINT; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE NORTH LINE OF CHRISTY D. BAILEY & JOHN O. CLAYTON SOUTH 89°49'01" WEST, 286.12 FEET TO A CALCULATED POINT IN THE CENTER-LINE OF CATES CREEK AT THE SOUTHEAST CORNER OF THE SALLY BENDER ADDISON TRUST & REBECCA JORDAN ADDISON TRUST (SEE DEED BOOK 6791, PAGE 875 ORANGE COUNTY REGISTRY); THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE EAST LINE OF SALLY BENDER ADDISON TRUST & REBECCA JORDAN ADDISON TRUST AND ALONG THE CENTERLINE OF CATE'S CREEK THIRTYONE (31) COURSES AS FOLLOWS: (1) NORTH 10°42'31" EAST, 107.98 FEET TO A CALCULATED POINT, (2) NORTH 3°06'29" WEST, 108.85 FEET TO A CALCULATED POINT, (3) NORTH 9°33'31" EAST, 85.57 FEET TO A CALCULATED POINT, (4) NORTH 7°11'29" WEST, 146.11 FEET TO A CALCULATED POINT, (5) NORTH 54°04'29" WEST, 50.21 FEET TO A CALCULATED POINT, (6) NORTH 1°45'31" EAST, 40.02 FEET TO A CALCULATED POINT, (7) NORTH 39°55'31" EAST, 67.00 FEET TO A CALCULATED POINT, (8) NORTH 15°41'31" EAST, 60.27 FEET TO A CALCULATED POINT, (9) NORTH 1°36'29" WEST, 53.79 FEET TO A CALCULATED POINT, (10) NORTH 48°08'31" EAST, 35.28 FEET TO A CALCULATED POINT, (11) NORTH 2°32'59" WEST, 16.09 FEET TO A CALCULATED POINT, (12) NORTH 60°09'29" WEST, 64.93 FEET TO A CALCULATED POINT, (13) NORTH 11°42'59" WEST, 40.13 FEET TO A CALCULATED POINT, (14) NORTH 78°31'59" WEST, 55.59 FEET TO A CALCULATED POINT, (15) NORTH 14°10'29" WEST, 34.03 FEET TO A CALCULATED POINT, (16) NORTH 21°22'01" EAST, 56.57 FEET TO A CALCULATED POINT, (17) NORTH 75°19'29" WEST, 37.98 FEET TO A CALCULATED POINT, (18) NORTH 17°34'01" EAST, 27.28 FEET TO A CALCULATED POINT, (19) NORTH 40°59'31" EAST, 148.14 FEET TO A CALCULATED POINT, (20) NORTH 3°35'01" EAST, 38.57 FEET TO A CALCULATED POINT, (21) NORTH 13°20'31" EAST, 74.73 FEET TO A CALCULATED POINT, (22) NORTH 37°42'29" WEST, 40.11 FEET TO A CALCULATED POINT, (23) NORTH 1°39'29" WEST, 45.41 FEET TO A CALCULATED POINT, (24) NORTH 29°07'31" EAST, 93.60 FEET TO A CALCULATED POINT, (25) NORTH 41°34'29" WEST, 163.32 FEET TO A CALCULATED POINT, (26) NORTH 71°47'29" WEST, 50.53 FEET TO A CALCULATED POINT, (27) NORTH 12°45'29" WEST, 42.53 FEET TO A CALCULATED POINT, (28) NORTH 36°30'29" WEST, 53.09 FEET TO A CALCULATED POINT, (29) NORTH 50°14'01" EAST, 51.06 FEET TO A CALCULATED POINT, (30) SOUTH 84°29'59" EAST, 28.52 FEET TO A CALCULATED POINT AND (31) NORTH 41°58'31" EAST, 30.08 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF LISA C. WAGNER TRUSTEE (SEE ESTATE BOOK 15E PAGE 644, AND PLAT BOOK 95, PAGE 175 "LOT 2R", ORANGE COUNTY REGISTRY.); THENCE LEAVING THE CENTERLINE OF CATE'S CREEK AND CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE SOUTH LINE OF LISA C. WAGNER TRUSTEE NORTH 82°22'01" EAST, 31.09 FEET TO A CALCULATED POINT IN THE NORTH LINE OF MICHAEL T. & JUDY T. BROWN (SEE DEED BOOK 6786, PAGE 1802, ORANGE COUNTY REGISTRY); THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH MICHAEL T. & JUDY T. BROWN ALONG FOUR (4) COURSES AS FOLLOWS: (1) SOUTH 51°58'05" WEST, 118.00 FEET TO A CALCULATED POINT, (2) SOUTH 44°47'32" EAST, 277.75 FEET TO A CALCULATED POINT, (3) SOUTH 24°58'05" WEST, 95.00 FEET TO A CALCULATED POINT AND (4) NORTH 78°58'05" EAST, 177.65 FEET TO AN EXISTING IRON STAKE IN THE WESTERN RIGHT OF WAY LINE OF OLD NC HIGHWAY 86; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE WESTERN RIGHT OF WAY LINE OF OLD NC HIGHWAY 86 ALONG TWO (2) COURSES AS FOLLOWS: (1) SOUTH 12°49'32" EAST, 165.26 FEET TO A CALCULATED POINT AND (2) SOUTH 5°26'04" WEST, 189.41 FEET TO A CALCULATED POINT IN THE CENTER-LINE OF RIPPY LANE ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF FRED A. SPARROW JR. & BENNIE Y. SPARROW (SEE DEED

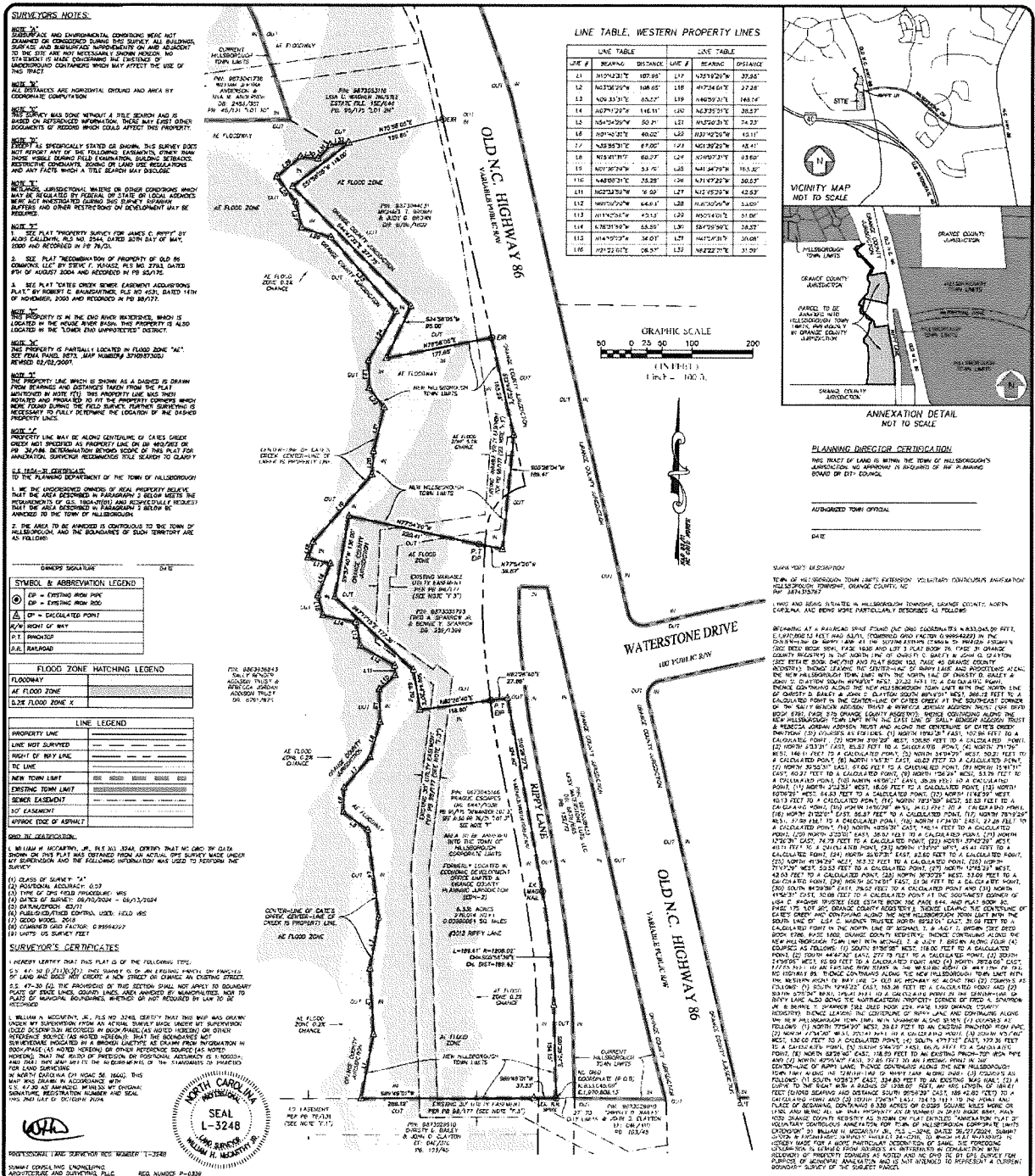
ORDINANCE #20241209-6.I

BOOK 259, PAGE 1399 ORANGE COUNTY REGISTRY); THENCE LEAVING THE CENTERLINE OF RIPPY LANE AND CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH SPARROW ALONG SEVEN (7) COURSES AS FOLLOWS: (1) NORTH 77°54'20" WEST, 39.87 FEET TO AN EXISTING PINCHTOP IRON PIPE, (2) NORTH 77°54'20" WEST, 220.41 FEET TO A CALCULATED POINT, (3) SOUTH 9°57'40" WEST, 136.00 FEET TO A CALCULATED POINT, (4) SOUTH 47°17'15" EAST, 177.36 FEET TO A CALCULATED POINT, (5) SOUTH 9°44'20" EAST, 66.70 FEET TO A CALCULATED POINT, (6) NORTH 82°26'40" EAST, 118.60 FEET TO AN EXISTING PINCH-TOP IRON PIPE AND (7) NORTH 82°26'40" EAST, 27.85 FEET TO AN EXISTING POINT IN THE CENTER-LINE OF RIPPY LANE; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT ALONG THE CENTER-LINE OF RIPPY LANE ALONG THREE (3) COURSES AS FOLLOWS: (1) SOUTH 10°26'27" EAST, 324.80 FEET TO AN EXISTING "MAG NAIL", (2) A CURVE TO THE RIGHT WITH A RADIUS OF 1208.02 FEET, AN ARC LENGTH OF 189.61 FEET (CHORD BEARING AND DISTANCE SOUTH 05°56'39" EAST, 189.42.80 FEET) TO A CALCULATED POINT AND (3) SOUTH 1°26'51" EAST, 154.15 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 6.336 ACRES OR 0.0099 SQUARE MILES MORE OR LESS, AND BEING ALL OF THAT PROPERTY AS DESCRIBED IN DEED BOOK 6841, PAGE 1038 ORANGE COUNTY REGISTRY AS SHOWN ON PLAT ENTITLED "ANNEXATION PLAT OF VOLUNTARY CONTIGUOUS ANNEXATION FOR TOWN OF HILLSBOROUGH CORPORATE LIMITS EXTENSION" BY WILLIAM H. MCCARTHY JR., PLS L-3248, DATED 10/02/2024, SUMMIT DESIGN & ENGINEERING SERVICES PROJECT 24-0216, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. THE FOREGOING DESCRIPTION IS DERIVED FROM SOURCES AS REFERENCED IN CONJUNCTION WITH RECOVERY OF PROPERTY CORNERS AS NOTED AND NC GRID TIE BY GPS SURVEY FOR PURPOSE OF MUNICIPAL ANNEXATION AND IS NOT INTENDED TO REPRESENT A CURRENT BOUNDARY SURVEY OF THE SUBJECT PARCEL.

ORDINANCE #20241209-6.1

Exhibit B

This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.



<p>PROJECT NO: 24-0216 DRAWING NO: 24-0216 ANNEX</p>	<p>PROJECT ENGINEER, N.C. GUYTON E. PERRY, MGR, AIA DRAWN BY: JWA SURVEYED BY: JS CHECKED BY: JRM</p>	<p>ANNEXATION PLAT OF VOLUNTARY CONTIGUOUS ANNEXATION FOR TOWN OF HILLSBOROUGH CORPORATE LIMITS EXTENSION HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA FIELD WORK PERFORMED 09/12/2024 - 09/13/2024 PROPERTY AS DESCRIBED IN DEED BOOK 684 PAGE 1038 STANDING IN THE NAME OF PRACTICE ESCAPES</p>	<p>SUMMIT DESIGN AND ENGINEERING SERVICES License # P 0339 820 Executive Court Hillsborough, NC 27278-6551 Phone: (919) 722-3863 Fax: (919) 722-6676 www.summitdes.com</p>	<p>COPYRIGHT © 2024 SUMMIT DESIGN AND ENGINEERING SERVICES 3708 W. 5200 FLORENCE, S.C. 29502 ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SUMMIT DESIGN AND ENGINEERING SERVICES.</p>
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**HILLSBOROUGH BOARD OF COMMISSIONERS
Consistency Statement per Section 160D-605**

**Request to amend the Official Zoning Map for the Town of Hillsborough
3013 Rippy Lane (Parcel Identification Number 9873-04-5166)**

December 9, 2024

The Town of Hillsborough Board of Commissioners has received and reviewed a request from Prague Escapes, LLC to amend the town's Official Zoning Map as follows:

- *Rezone a parcel approximately 6.336 acres in area and identified as 3013 Rippy Lane and Parcel Identification Number 9873-04-5166 from Economic Development Hillsborough Limited Office (EDH-2) in Orange County to Economic Development District (EDD) in the Town of Hillsborough.*

The Hillsborough Board of Commissioners has determined the proposed rezoning **is/is not consistent** with the town's Comprehensive Sustainability Plan (CSP) because:

1. The proposed amendment **is/is not consistent** with the *Land Use and Development* chapter goal to "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."

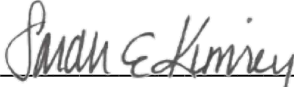
Strategy: Ensure that land use and development regulations are aligned with preferred future land use and growth patterns.

2. The proposed rezoning **is reasonable/is not reasonable** because it **advances/does not advance** identified goals and strategies found in the CSP and **promotes/does not promote** public health, safety, and welfare by rezoning property in the southeast quadrant for economic development/suburban office use consistent with the Future Land Use Map and Plan.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 9th day of December in the year 2024.

Ayes: 5
Noes: 0
Absent or excused: 0





Sarah E. Kimrey, Town Clerk



ORDINANCE

Amending the Official Zoning Map for the Town of Hillsborough 3013 Rippy Lane (Parcel Identification Number 9873-04-5166)

WHEREAS, an application was made to amend the Official Zoning Map for the Town of Hillsborough, specifically to rezone approximately 6.336 acres of property northwest of the I-40 interchange at Old NC 86 identified as 3013 Rippy Lane (PIN 9873-04-5166) to Economic Development District (EDD); and

WHEREAS, the application was referred to the town Planning Board for its recommendation, and the Planning Board has provided the Town Board with a written recommendation addressing the consistency of the proposed rezoning amendment with the town's Comprehensive Sustainability Plan and such other matters as the Planning Board deemed appropriate; and

WHEREAS, the Town Board has, prior to acting on the application, adopted a statement describing the consistency of the proposed rezoning with the town's Comprehensive Sustainability Plan and explaining why the action contemplated by the Town Board as reflected herein is reasonable and in the public interest.

NOW, THEREFORE, the Hillsborough Board of Commissioners ordains:

- Section 1.** The Official Zoning Map of the Town of Hillsborough is hereby amended to rezone the 6.336 acres identified as 3013 Rippy Lane (PIN 9873-04-5166) to Economic Development District (EDD).
- Section 2.** All provisions of any town ordinance in conflict with this ordinance are repealed.
- Section 3.** This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 9th day of December in the year 2024.

Ayes: 5
Noes: 0
Absent or excused: 0



Sarah E. Kimrey, Town Clerk

HILLSBOROUGH BOARD OF COMMISSIONERS
Consistency Statement per Section 160D-605

Staff-Initiated request to amend UDO Section 6.18.10, *Billboards*

December 9, 2024

The Town of Hillsborough Board of Commissioners has received and reviewed a request from the Planning and Economic Development division to amend the Unified Development Ordinance by removing UDO §6.18.10, *Billboards* in its entirety.

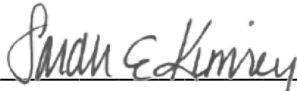
The Hillsborough Board of Commissioners has determined the proposed text amendment **is/is not** consistent with the Town of Hillsborough's Comprehensive Sustainability Plan (CSP) because it **supports/does not support** the following goals:

- Town Government and Public Services Goal 2: Adopt local laws, regulations, and policies that help to achieve sustainable and equitable outcomes.
 - Strategy: Develop and adopt policies that help accomplish town goals.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 9th day of December in the year 2024.

Ayes: 5
Noes: 0
Absent or excused: 0





Sarah E. Kimrey, Town Clerk



ORDINANCE

Amending the Town of Hillsborough Unified Development Ordinance

Section 6.18.10, *Billboards*


The Hillsborough Board of Commissioners ordains:

- Section 1.** The removal of Unified Development Ordinance Section 6.18.10, *Billboards* in its entirety. Section 6.18.10 shall be marked as "RESERVED," so as not to affect the numbering of subsequent sections.
- Section 2.** All provisions of any town ordinance in conflict with this ordinance are repealed.
- Section 3.** This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 9th day of December in the year 2024.

Ayes: 5
Noes: 0
Absent or excused: 0





Sarah E. Kimrey, Town Clerk



RESOLUTION

Accepting Dedication of Roads for Public Ownership: Forest Ridge Phases 4, 6, 7, and 8

WHEREAS, the Hillsborough Board of Commissioners approved a Special Use Permit authorizing the construction of the neighborhood known as Forest Ridge on June 8, 2009; and

WHEREAS, the approved plans require the dedication of the new street network to the town; and

WHEREAS, the developer guaranteed the construction of the network through a series of performance bonds; and

WHEREAS, the applicant has submitted adequate information to verify the construction quality and construction value to allow these resources to be accepted by the town; and

NOW, THEREFORE, be it resolved that the Hillsborough Board of Commissioners hereby accepts the dedication of the following roads in Phases 4, 6, 7, and 8 of the approximate lengths shown:

Garden Heights Lane	320 feet (Phase 4)
Prestwood Drive	675 feet (Phase 4)
Stanton Gable Lane	175 feet (Phase 4)
Boxwood Trace Lane	590 feet (Phase 6)
Clandon Square Road	335 feet (Phase 6)
Spring Overlook Lane	430 feet (Phase 6)
Spring Overlook Lane	665 feet (Phase 7)
Prestwood Drive	350 feet (Phase 7)
Clandon Square Road	745 feet (Phase 8)

BE IT FURTHER RESOLVED that the one-year warranty period begins with the approval of this resolution.

Approved this 9th day of December in the year 2024.



Mark Bell

Mark Bell, Mayor
Town of Hillsborough