



Agenda

Planning Board and Board of Commissioners Joint Meeting

Joint public hearing

7:00 PM February 20, 2025

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

1. Call to order, confirmation of quorum, and public charge

The Hillsborough Board of Commissioners and Planning Board pledge to the community of Hillsborough their respect. The boards ask participants to conduct themselves in a respectful, courteous manner with the boards and with fellow participants. At any time should any member of the boards or any participant fail to observe this public charge, the Planning Board chair or their designee will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Planning Board chair or their designee will recess the meeting until such time that a genuine commitment to this public charge is observed.

2. Agenda changes and approval

3. Review and approval of minutes

A. Draft minutes for January 16, 2025, Special Planning Board Meeting

4. Open the public hearing

5. Public hearings

- A. Annexation request for 500 Valley Forge Road (applicant-initiated)
- B. General use rezoning request for 311 W Orange Street (applicant-initiated)
- C. General use rezoning request for 119 W Orange Street (applicant-initiated)
- D. UDO text amendment: Section 9.1.5.2, *Permissible Encroachment into Required Setbacks* (applicant-initiated)
- E. UDO text amendment: Sections 6.3.1 - 6.3.3, various dimensional and setback tables (staff-initiated)
- F. UDO text amendment: Section 2.3, *Planning Board* (staff-initiated)
- G. UDO text amendment: Section 3.7.8, *Public Hearing* (staff-initiated)

6. Close the public hearing

7. Planning Board recommendations

8. Updates

- A. Board of Adjustment
- B. Parks & Recreation Board
- C. Staff and board members

9. Adjournment

Interpreter services or special sound equipment for compliance with the American with Disabilities Act is available on request. If you are disabled and need assistance with reasonable accommodations, call the Town Clerk's Office at 919-296-9443 a minimum of two business days in advance of the meeting.

101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-732-1270 | www.hillsboroughnc.gov | @HillsboroughGov

Public Comment Instructions

For agenda items and items not on the agenda

Public Comment — Written

Members of the public may provide written public comment by submitting it via the Planning Board contact form at <https://www.hillsboroughnc.gov/about-us/contact-us/contact-planning-and-economic-development> by noon the day of the meeting.

When submitting the comment, include the following:

- Date of the meeting
- Agenda item you wish to comment on (Example: 5C)
- Your name, address, email, and phone number

Public Comment — Verbal

Members of the public can indicate they wish to speak during the meeting by contacting the Planning Board's staff support at 919-296-9470 or through the board contact form at <https://www.hillsboroughnc.gov/about-us/contact-us/contact-planning-and-economic-development> by noon the day of the meeting.

When submitting the request to speak, include the following:

- Date of the meeting
- Agenda item you wish to speak on (Example: 5C)
- Your name, address, email, and phone number

Members of the public can also attend the meeting and sign up to speak prior to the meeting starting. For concerns prior to the meeting related to speaking, contact staff support at 919-296-9470.

Minutes

PLANNING BOARD

Special meeting

6:30 p.m. Jan. 16, 2025

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



Present: Chair Frank Casadonte, Vice Chair Hooper Schultz, and Members Jeanette Benjey, John Giglia, Robert Iglesias, Christian Schmidt, Sherra Lawrence, and Tiffney Marley

Staff: Planner II Molly Boyle

1. Call to order and confirmation of quorum

Chair Frank Casadonte called the meeting to order at 6:33 p.m. Planner II Molly Boyle confirmed the presence of a quorum.

2. Agenda changes and approval

There were no changes to the agenda.

Motion: Vice Chair Hooper Schultz moved to approve the agenda as presented. Member Christian Schmidt seconded.

Vote: 6-0. Motion passed.

3. Minutes review and approval

Minutes from regular meeting on Nov. 21, 2024.

Motion: Schmidt moved to approve the minutes as presented. Member John Giglia seconded.

Vote: 6-0. Motion passed

4. Adopt 2025 Planning Board meeting schedule

A. Draft 2025 meeting schedule

Boyle shared the updated Town Board of Commissioners' meeting schedule and confirmed they had approved the new Joint Public Hearing schedule for 2025, with hearings in February, May, August, and November. Casadonte asked if any Planning Board members had conflicts with the proposed schedule. No one indicated any conflicts.

Motion: Giglia moved to approve the new Planning Board meeting schedule. Schultz seconded.

Vote: 6-0. Motion passed.

Members Sherra Lawrence and Tiffney Marley arrived at 6:37 p.m.

5. Adopt changes to Planning Board Rules of Procedure

A. Draft changes to Rules of Procedure

Boyle explained the updated Joint Public Hearing dates were the only changes to the Rules of Procedures.

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919-732-1270 | www.hillsboroughnc.gov | @HillsboroughGov

Motion: Schultz moved to approve the changes to the Rules of Procedure. Giglia seconded.
 Vote: 8-0. Motion passed.

6. Updates

The board and Boyle discussed training opportunities. Possible options included staff-led training sessions, UNC School of Government on-demand training, Government 101 with the town Communications division, and in-person training from the UNC School of Government.

Casadonte suggested training on town government and administration, stating clarification on the organizational structure and town website would be helpful.

Schmidt requested a physical copy of the Unified Development Ordinance to use during the rewrite process.

Member Sherra Lawrence inquired about the Water and Sewer Advisory Committee. Boyle explained Engineering Services Supervisor Bryant Green had suggested disbanding the committee because of a consistent lack of items on their agendas, but the Town Board wanted to keep the committee due to projected town growth.

Casadonte inquired about code enforcement. Boyle explained the town contracted with State Code Enforcement Inc. for that purpose. Complaints will be directed to them instead of town staff.

Schmidt inquired about the Town Board's decision on the Paliouras Tract master plan amendment. Boyle said her understanding was that the Town Board's decision was based largely on their stance that the property should support commercial development, not residential. Schmidt inquired if the Town Board had access to any additional information on the project that the Planning Board had not seen during its review. Boyle said no, both boards had access to the same information.

Member Tiffney Marley noted the importance of considering cultural and historical significance, particularly to under-served and marginalized groups, when making recommendations to the Town Board. She felt the Planning Board would benefit from more historical context on places/projects, if available. Schultz said he felt the Planning Board would benefit from an overview of the Hillsborough neighborhoods and discussion about the Comprehensive Sustainability Plan, noting that several members were not on the Planning Board when the Comprehensive Sustainability Plan was adopted.

Boyle and the board generally discussed the status of several long-range development projects, including the Hillsborough Train Station and Ridgewalk.

7. Adjournment

Motion: Schultz motioned to adjourn the meeting at 7:36 p.m. Giglia seconded.
 Vote: 8-0. Motion passed.

Respectfully submitted,



Molly Boyle, Planner II
 Staff support to the Planning Board

Approved: Month X, 202X



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: February 20, 2025
Department: Planning & Economic Services Division
Agenda Section: 5A
Public hearing: Yes
Date of public hearing: February 20, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Annexation request for 500 Valley Forge Road (Piedmont Food Processing Center)

Attachments:

1. Annexation petition
2. Vicinity, Zoning, and Future Land Use maps

Summary:

Annexation Request – 500 Valley Forge Road	
Owner	Orange County
Applicants	Orange County and Piedmont Food Processing Center
Type of request	Voluntary and contiguous to existing town limits
Parcel ID Number	9874-31-5787
Parcel Size	Approximately 4.66 acres
Property Location	500 Valley Forge Road, southwest of the US 70A and NC 86 S intersection
Zoning	Currently zoned General Industrial (GI) in the town's extra-territorial jurisdiction. No change in zoning is proposed.

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1:
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.

Financial impacts:

The property already receives water and sewer service from the Town of Hillsborough. It is owned by Orange County and occupied by a 501(c)(3) non-profit, the Piedmont Food Processing Center (PFPC), so the town will not receive property tax revenue. If the property is annexed, the PFPC will be billed for utilities at an in-town rate as opposed to its current out-of-town rate.

Staff recommendation and comments:

Staff has investigated the sufficiency of this petition and finds it compliant with the statutory requirements for contiguous annexations ([NC GS § 160A-31, Annexation by Petition](#)). Staff recommends annexing this property to the Town of Hillsborough.

Action requested:

Hold the public hearing.

Planning Board recommendation is not required. After the hearing, staff will place this item on an upcoming Town Board agenda for decision.



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, Jamezetta Bedford, Chair, Orange County Board of County Commissioners

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 500 Valley Forge Rd. Hillsborough PIN# 9874315787

(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 17th day of September, 2024

Jamezetta Bedford
Property Owner

Laura Jensen
Witness

Property Owner

Witness

Property Owner

Witness

Property Owner

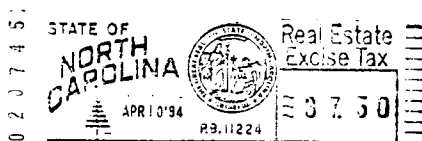
Witness

Property Owner

Witness

Property Owner

Witness



FILED
BOOK/PAGE # 460 PAGE # 283

APR 10 2 30 PM '84

BETTY JUNE HAYES
REC'D OF DEEDS
ORANGE COUNTY, N.C.

R/T Paid 37.50

BOOK 460 PAGE 283

Excise Tax

Recording Time, Book and Page

Tax Lot No. 4.40. A. 8F Parcel Identifier No. 9874-31-5787
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to COLEMAN, BERNHOLZ, DICKERSON, BERNHOLZ, GLEDHILL & HARGRAVE
110 N. Churton St., Hillsborough, NC 27278 (GEG/ekw)

This instrument was prepared by John T. Stewart

Brief description for the Index

4.6624 acres, Orange County

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of March, 19 84, by and between

GRANTOR

GRANTEE

FCX, Inc.

Orange County
106 Margaret Lane
Hillsborough, North Carolina 27278

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, 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 lot or parcel of land situated in the City of _____, Hillsborough Township,

_____ Orange County, North Carolina and more particularly described as follows:

BEGINNING at a concrete monument on the north side of N.C.S.R. 1200 the southeast corner of Champion International Corporation, and running in a northerly direction, toward Cates Creek, North 56°36'17" West 299.80 feet to a concrete monument; running thence, North 80°07'20" West 232.10 feet to a point in the bank of Cates Creek and in the line of T.T.N.L. Properties; running thence along Cates Creek with the T.T.N.L. Properties line, North 38°52'34" East 192.39 feet to a point; running thence North 75°38'24" East 237.57 feet to a point; continuing North 73°15'01" East 231.67 feet to a point; running thence North 78°57'51" East 34.82 feet to a point; running thence South 39°47'31" East 289.48 feet to an iron pipe in the edge of N.C.S.R. 1200; running thence along and with said State Road, South 49°49'03" West 409.99 feet to the point and place of BEGINNING and being 4.6624 acres as surveyed by Bob G. Roberts, R.L.S. and recorded in Plat book 38, page 186, Orange County Registry.

RECEIVED

APR 10 1984

The property hereinabove described was acquired by Grantor by Certificate of Merger recorded in Instrument recorded in Deed Book 340, Page 603, Orange County Registry

A map showing the above described property is recorded in Plat Book page

TO HAVE AND TO HOLD the aforesaid lot 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 Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to such easements and rights of way as are of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

FCX, Inc.
(Corporate Name)
By: [Signature] President
ATTEST: [Signature] Secretary (Corporate Seal)
FCX, INC. BALTIMORE, MD
(Corporate Name)
By: _____ President
ATTEST: _____ Secretary (Corporate Seal)

USE BLACK INK ONLY

_____. (SEAL)
_____. (SEAL)
_____. (SEAL)
_____. (SEAL)
_____. (SEAL)
_____. (SEAL)
_____. (SEAL)

SEAL - STAMP

NORTH CAROLINA, _____ County.

Use Black Ink
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.

Use Black Ink
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.

Use Black Ink
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.

Use Black Ink
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.

Use Black Ink
I, a Notary Public of the County and State aforesaid, certify that _____ Secretary of
personally came before me this day and acknowledged that _____ he is _____
_____ a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its _____
President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

Notary Public
Certificate

Poor Quality

SEAL - STAMP

NORTH CAROLINA, Chatham County.

Use Black Ink
I, a Notary Public of the County and State aforesaid, certify that Edith Knight
personally came before me this day and acknowledged that _____ he is _____ Secretary of
Edith Knight a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its _____
President, sealed with its corporate seal and attested by Edith Knight as its _____ Secretary.
Witness my hand and official stamp or seal, this 20th day of March, 1984.

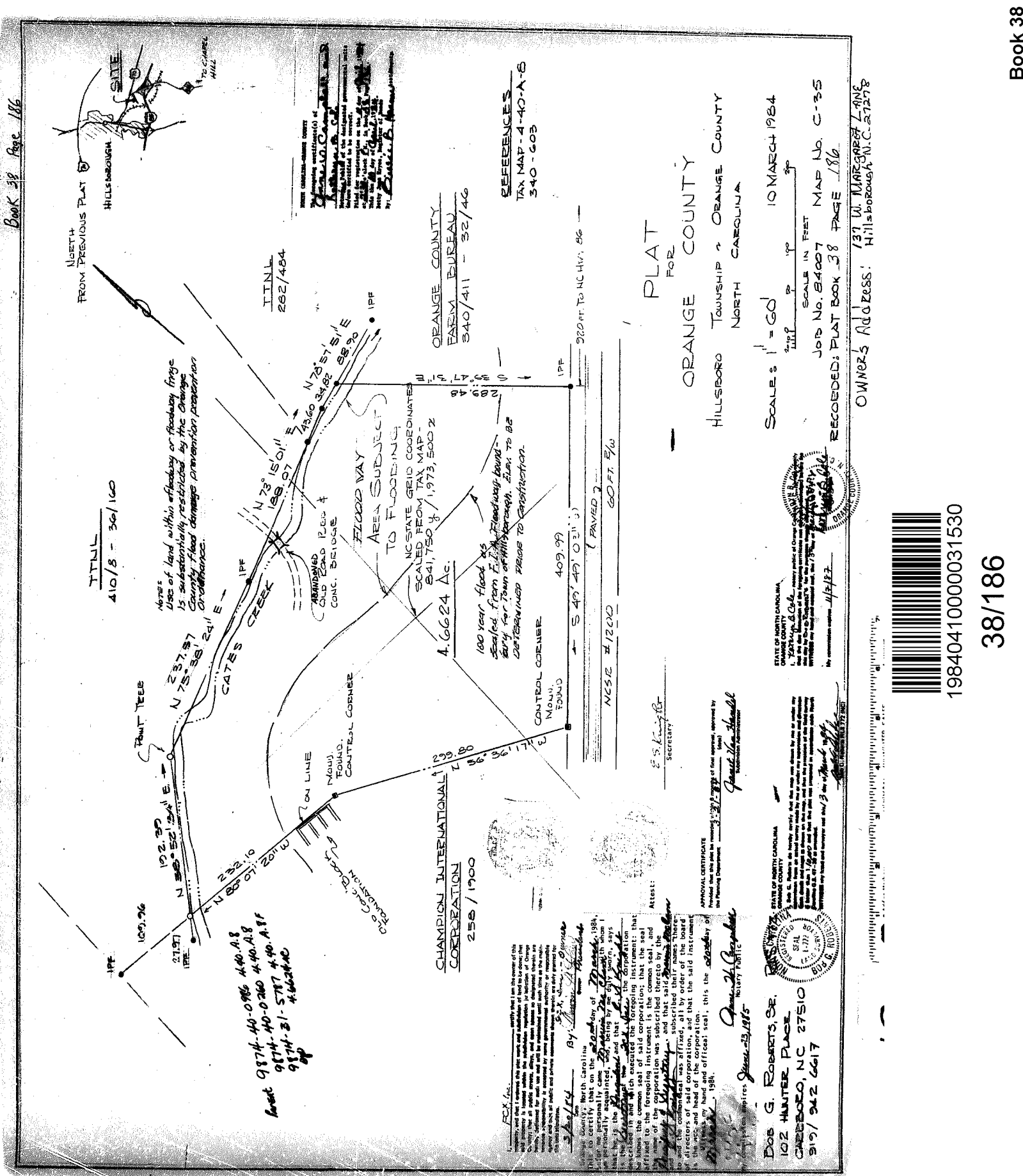
My commission expires: March 23, 1985 James H. Campbell Notary Public

The foregoing Certificate(s) of _____
Annie W. Campbell, a Notary Public of Orange County, N. C., is

~~NOT~~ certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the
first page hereof. This the 10th day of April, 1984.

Betty June Hayes, _____ REGISTER OF DEEDS FOR _____ Orange COUNTY

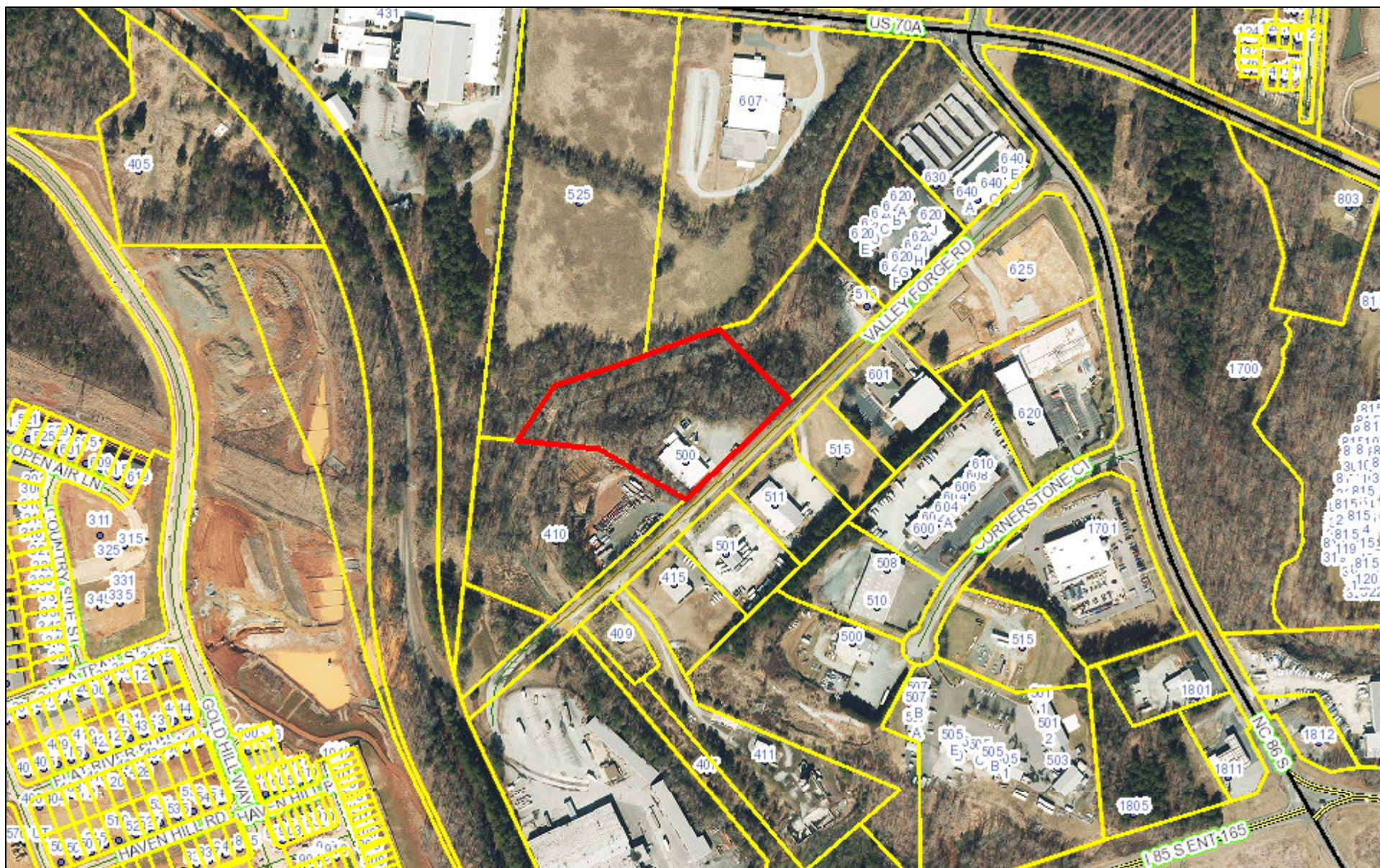
By Bruce B. Norman Deputy Assistant-Register of Deeds.



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38/186

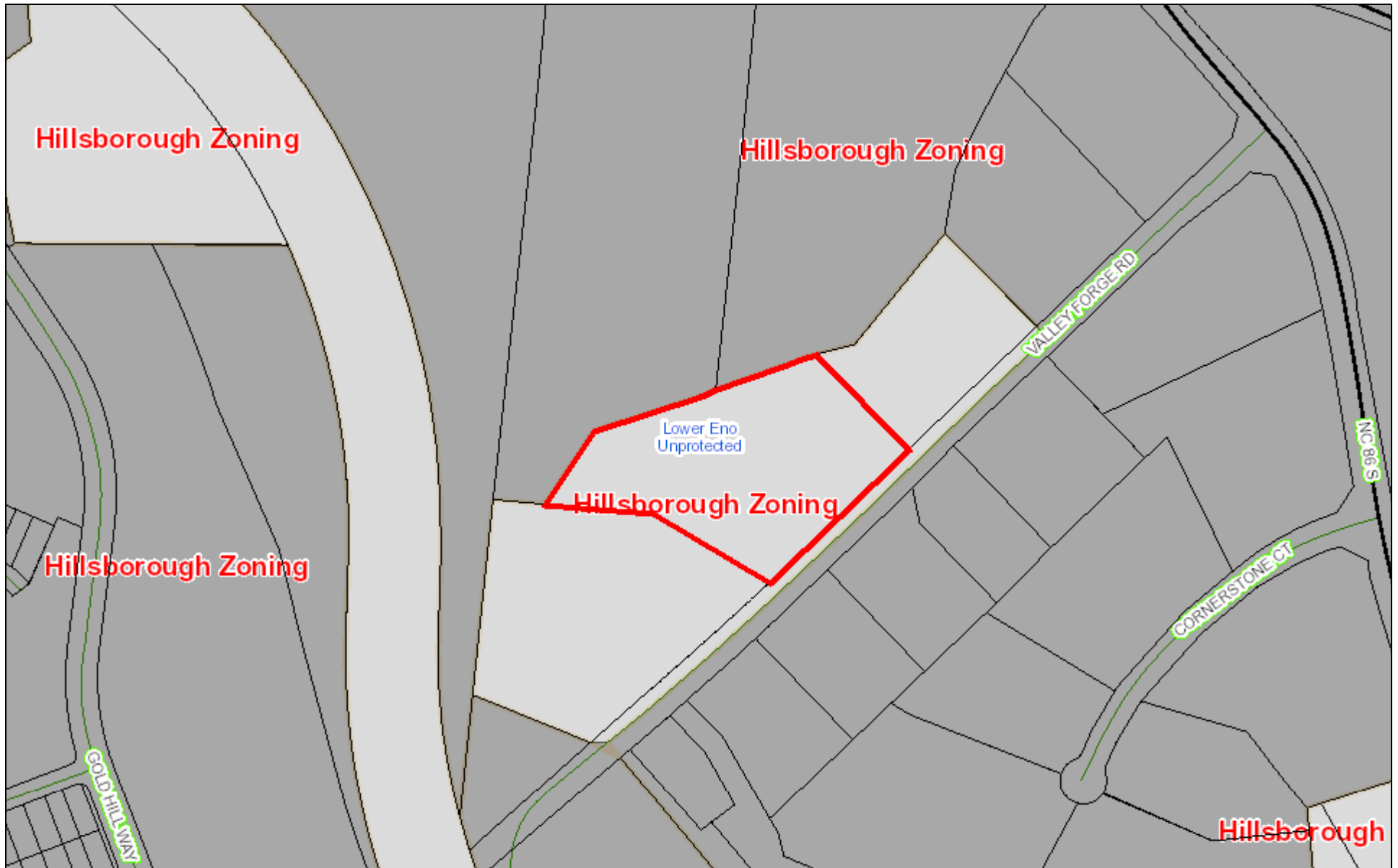
Vicinity Map - 500 Valley Forge



February 11, 2025

1" = 400'

Vicinity Map (Town Limits) - 500 Valley Forge



February 11, 2025

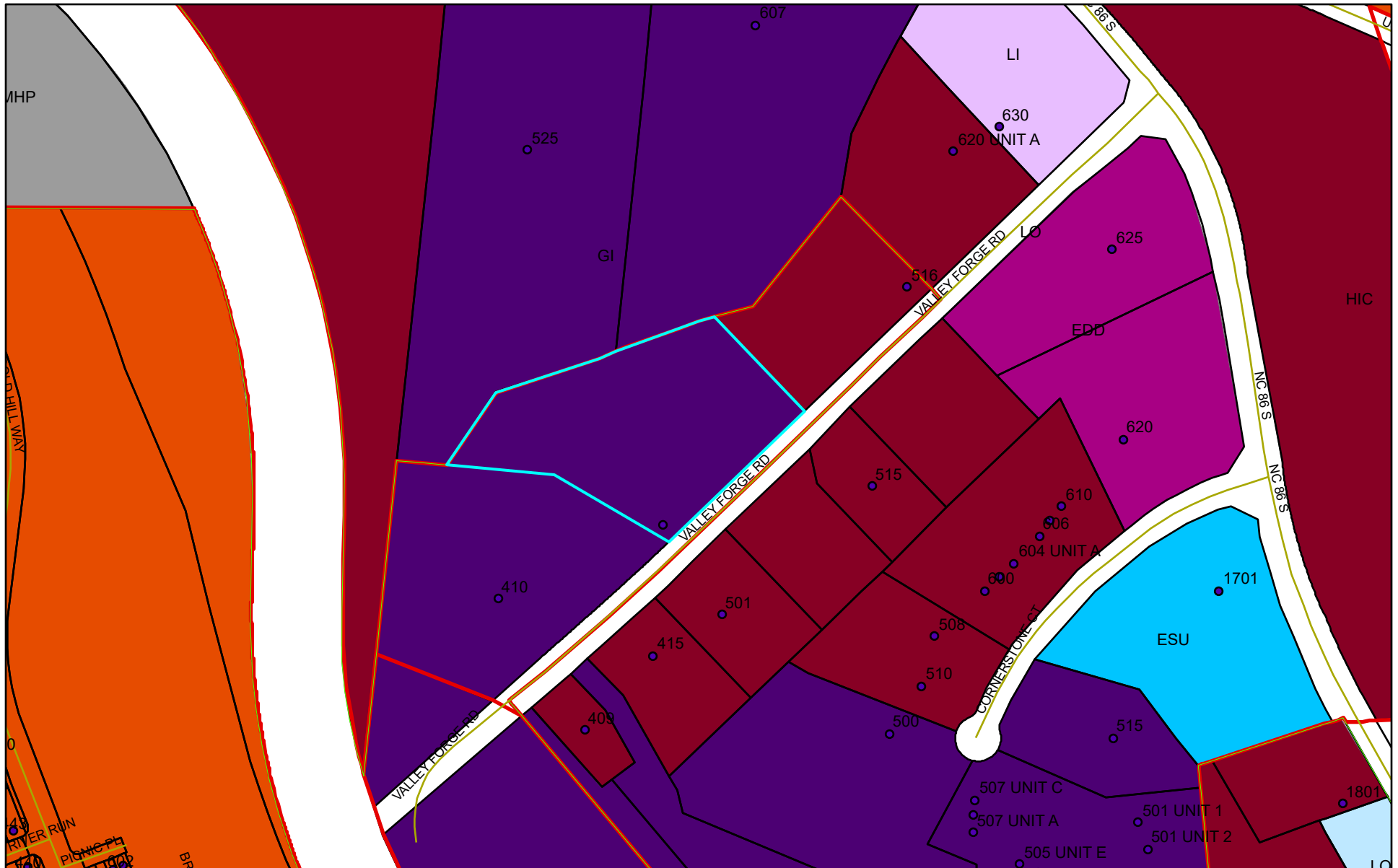
1" = 300'

Extra-territorial jurisdiction

Town limits

Section 5, Item A.

Zoning Map - 500 Valley Forge



2/11/2025, 4:15:14 PM

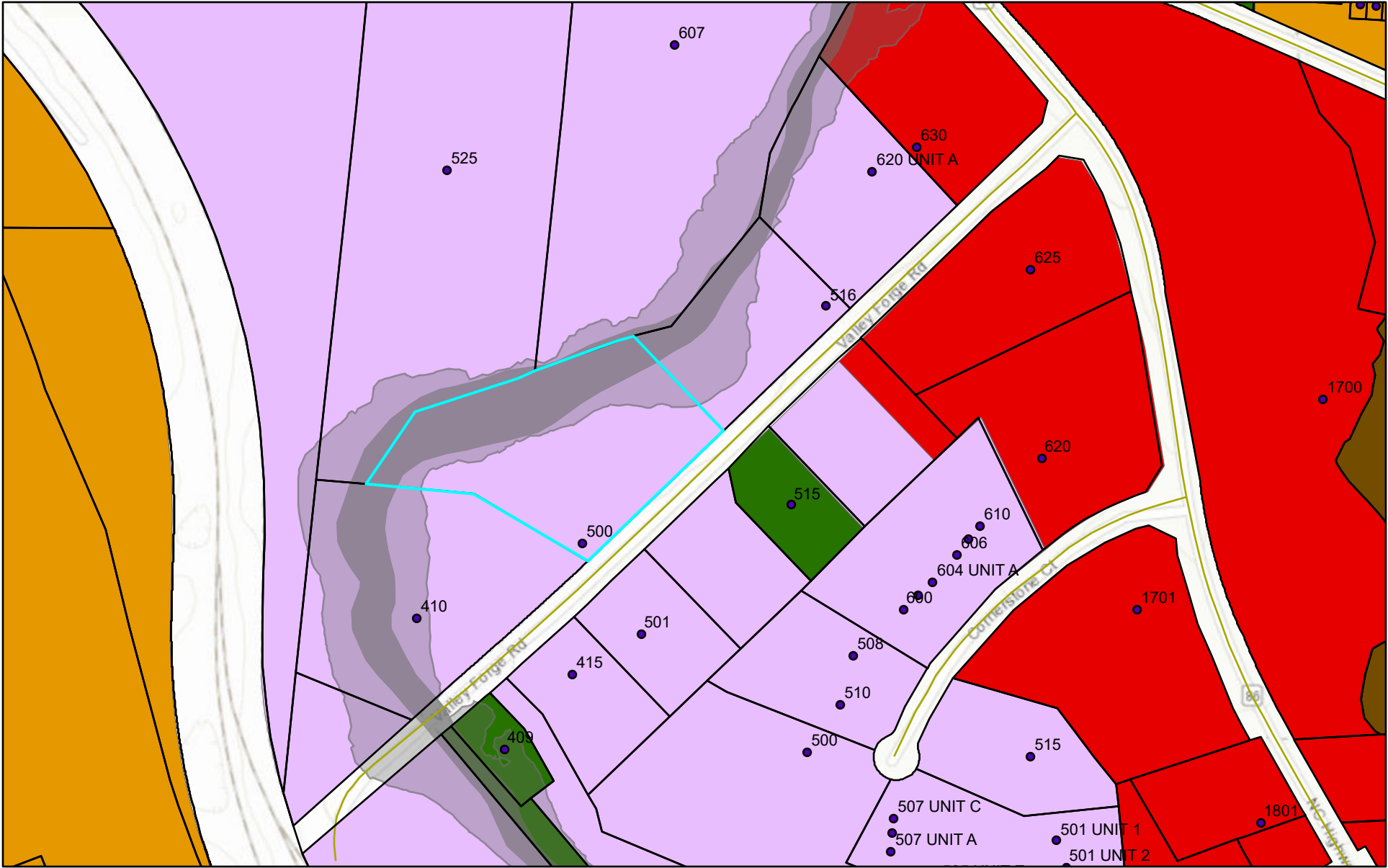
$$1'' = 300'$$

-  Streets
 Addresses
 Hillsborough ETJ
 Hillsborough Town Limits
-  Parcels
 ZoningLayers
 EDD Economic Development District
 ESU Entranceway Special Use
-  GI General Industrial
 HIC High Intensity Commercial
 LI Light Industrial
 LO Limited Office
-  MHP Mobile Home Park
 RSU Residential Special Use

Section 5, Item A.

Web AppBuilder for ArcGIS

Future Land Use Map - 500 Valley Forge



2/11/2025, 4:14:09 PM

1" = 300'

- | | | | |
|-------------|------------------------------|----------------------------------|----------------------|
| • Addresses | Natural Resource | HillsboroughLandUse | Permanent Open Space |
| ▭ Parcels | ▭ Special Flood Hazard Areas | ▭ Attached Residential | ▭ Retail Services |
| — Streets | ▭ Special Flood Hazard Areas | ▭ Light Industrial | |
| | ▭ Urban Service Area | ▭ Mixed Residential Neighborhood | |

Section 5, Item A.



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: February 20, 2025
Department: Planning & Economic Services Division
Agenda Section: 5B
Public hearing: Yes
Date of public hearing: February 20, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: General use rezoning request for 311 W Orange Street

Attachments:

1. Rezoning application
2. Maps (vicinity, zoning, future land use, and nonconforming lots in Historic District)

Summary:

General Use Rezoning – 311 W Orange Street (PIN 9864-88-3297)	
Owner	HTKT Investments LLC
Applicant	Harris Trail and Kariem Tanany
Parcel Size	0.50 acres (21,780 sq. ft.)
Current Land Use	Undeveloped
Current Zoning	R-20 (residential district with 20,000 sq. ft. minimum lot size); Historic Overlay District
Proposed Zoning	R-10 (residential district with 10,000 sq. ft. minimum lot size); Historic Overlay District
Future Land Use designation	Urban Neighborhood

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1: 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: Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.
 - Action: Analyze additional opportunities for infill and redevelopment and increased density in existing neighborhoods, focusing on the provision of water and sewer and other infrastructure and services.

Financial impacts:

If rezoned to R10, the property owner could subdivide the existing lot into two lots of about 10,000 sq. ft. each. No financial impacts are projected other than those associated with the addition of one new residential lot.

Staff recommendation and comments:Planning

Rezoning this parcel to R10 would be consistent with the town's adopted ordinances and plans. On the town's Future Land Use Map, the property is designated as "Urban Neighborhood," which envisions the following:

"Established residential neighborhoods that pre-date traditional zoning and land use regulation. Lot sizes and building types are varied and generally developed on a grid street pattern. The predominant type is generally low-density single-family housing with occasional business, government, park, church or school uses. Infill and redevelopment projects should enhance the unique character of the surrounding neighborhood and be of consistent scale and appearance. The opportunity to increase the residential density in a compatible manner is encouraged."

Unified Development Ordinance Section 4.1.1, *Residential Districts (R-20, R-15, R-10)* states

"The purpose of these (R-20, R-15, R-10) districts is to provide locations for moderate intensity residential neighborhoods...These districts will usually be applied where...water and sewer lines exist at the site or are to be installed as part of the development process [and where] there is direct vehicular access to a street classified as either collector or local."

The property is also located in the Historic Overlay District, where most properties are zoned R20 (20,000 sq. ft. minimum lot size). However, many lots in the Historic District predate town zoning and do not conform to the 20,000 sq. ft. minimum. There are 642 parcels in the Historic District, with 343 being less than 20,000 sq. ft. (see attached map).

Engineering/Utilities

Town Code of Ordinances Section 14-44(e), *Connection required*, states:

"For purposes of this article, water or sewer service, respectively, is not available if the building or structure to be served on the property is located more than 100 feet from an existing public water or sewer line that reasonably could serve such property. In addition, no property owner shall be required to connect to the public water or sewer system if he must first purchase an easement in which to install water or sewer lines."

The property at 311 W Orange Street is over 100 feet from an existing sewer line. The Utilities Department would allow either 1) the extension of public gravity sewer to the parcel or 2) a public water connection and private septic system. The extension of public gravity sewer to the property would be at the applicant's expense. The Utilities Department would not allow the pumping of sewage from a private system down the street.

Staff recommendation:

Planning staff supports the rezoning of this parcel to R10. Utilities has noted its concerns about the lack of frontage on existing sewer, but sewer service is possible if the applicant extends public gravity sewer to the property.

Action requested:

Hold the public hearing. After the public hearing is closed, the Planning Board may make its recommendation if prepared to do so.



TOWN OF
HILLSBOROUGH

General Use Rezoning Application

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
Phone: 919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

This application is to rezone properties to General Use and/or Overlay Zoning Districts. If you want to rezone property to a Planned Development District, please use the Planned Development Rezoning Application. Incomplete applications will not be accepted. Please contact staff with any questions.

Submittal Requirements

☒ Complete application form, including signature

☒ Application fee per current Planning Fee Schedule

Property Owner Contact

Name KIHT Investments, LLC
Phone (984) 400-4466
Email harris@offerquick.com
Address 6325 Falls of Neuse Road, Suite 35-320
Raleigh, NC 27609

Applicant Contact

Name Harris Trail/Kariem Tanany
Phone (984) 400-4466/ (919) 642-4099
Email harris@offerquick.com
Address 6325 Falls of Neuse Road, Suite 35-320
Raleigh, NC 27609

Property Details

Addresses/Location 311 West Orange Street, Hillsborough, NC 27278
Parcel ID Numbers 9864-88-3297-000
Current Land Use(s) Vacant Acreage 0.50 acres
Current Zoning R-20
Proposed Zoning R-10

Consistency with the Comprehensive Sustainability Plan

Please describe how your proposed amendment is consistent with the town's Comprehensive Sustainability Plan, which is available online at <https://www.hillsboroughnc.gov/about-us/departments/community-services/public-space-and-sustainability/sustainability-initiatives>. You may include additional sheets if necessary.

See attached.

General Standards Considered by the Board of Commissioners

A rezoning request is decided legislatively, meaning the Town Board of Commissioners votes whether to approve or deny the request. When considering the request, the Commissioners are to consider ten factors listed in Unified Development Ordinance Sec. 3.7.2, *General Standards/Findings of Fact*. You can find the UDO on the town's website: <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/unified-development-ordinance>.

The ten factors are enclosed. Please describe how your proposed rezoning aligns with these factors. You may include additional sheets if necessary.

See attached.

Signatures

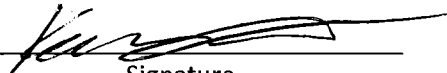
I/we certify that the information presented by me/us in this application and accompanying documents is true and accurate to the best of my/our knowledge and belief. I/we acknowledge that the processing of this application may require additional permits, approvals, and/or fees.

KIHT Investments, LLC
by Kariem Tanany, Member/Manager

Property Owner (Print)

KIHT Investments, Inc.
by Kariem Tanany, Member/Manager

Applicant (Print)


Signature

12-4-24
Date


Signature

12-4-24
Date

Hillsborough County	
Date Received	
Received By	
Fee Paid & Receipt No. (if any)	
Tentative Public Hearing Date	

3.7 UNIFIED DEVELOPMENT ORDINANCE AND MAP AMENDMENTS

3.7.1 INTENT

It is the intent of this section to set forth the procedures for amending this Ordinance including the Official Zoning Map. Amendments shall be made by formal action of the Town Board. All proposed amendments shall be referred to the Planning Board for its consideration and recommendation. In no case shall final action be taken to amend this Ordinance until a duly advertised legislative hearing is held.

3.7.2 GENERAL STANDARDS/FINDINGS OF FACT

Before amending this Ordinance or the Official Zoning Map, the Town Board must consider, when conducting the process below, whether the request is consistent with the adopted Comprehensive Plan for the Town of Hillsborough.

Amending the Official Zoning Map (Rezoning) is a matter committed to the legislative discretion of the Town Board. In determining whether to adopt a proposed amendment, the Town Board shall consider and weigh the relevance of the following factors:

- 3.7.2.1** The extent to which the proposed amendment is consistent with all applicable Town-adopted plans.
- 3.7.2.2** The extent to which there are changed conditions that require an amendment.
- 3.7.2.3** The extent to which the proposed amendment addresses a demonstrated community need.
- 3.7.2.4** 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.
- 3.7.2.5** The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly development patterns.
- 3.7.2.6** The extent to which the proposed amendment would encourage premature development.
- 3.7.2.7** The extent to which the proposed amendment would result in strip or ribbon commercial development.
- 3.7.2.8** 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.
- 3.7.2.9** The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- 3.7.2.10** 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.

3.7.3 AUTHORITY TO APPLY

Subject to the limitations of the foregoing statement of intent, an amendment to this Ordinance, including the Official Zoning Map, may be initiated by:

- 3.7.3.1** The Town Board on its own motion.
- 3.7.3.2** The Planning Board.

ATTACHMENT TO GENERAL USE REZONING APPLICATION

KTHT INVESTMENTS, LLC

Consistency with the Comprehensive Sustainability Plan

Town of Hillsborough's Comprehensive Sustainability Plan (2030), adopted June 12, 2023, includes in its themes the importance of promoting sustainable, progressive principles for the development of land in Hillsborough to manage growth pressures and maintain a prosperous town with a strong sense of place. The Comprehensive Sustainability Plan addresses housing and affordability and highlights the importance of opportunities to increase Hillsborough's supply of housing to promote stability in the community. The Comprehensive Sustainability Plan identifies ten smart growth principles, which include creation of a range of housing opportunities and choices and creation of walkable neighborhoods. Page 4-4. Figure 4.4 identifies Orange Street as an area to sustain.

The area around 311 West Orange Street is residential. The lot is zoned R-20, but several lots around it conform/almost conform to the R-10 dimensional requirements. R-10 dimensional requirements are consistent with the existing neighborhood and surrounding lots. Rezoning 311 West Orange Street from R-20 to R-10 creates the possibility for two housing lots, increasing density that conform to the existing neighborhood conditions. It creates an efficiency for development of an additional housing unit without increasing infrastructure needs. Allowing this consistent density and infill protects the Town's limited water and sewer availability by adding consistent density in an already served area through infill. In addition, the lot has access to existing public streets making the rezoning consistent with the provisions in the Comprehensive Plan that contemplate taking advantage of additional transportation and connectivity.

311 West Orange is in the Historic District, so development would follow the Historic District Guidelines and require a Certificate of Appropriateness. The proposed rezoning is consistent with the scale of development in the Historic District based on the houses and lot sizes that surround 311 West Orange Street.

Development of the property into two housing units meets the goals expressed in the Comprehensive Plan in creating an additional housing opportunity that fosters stability and sense of place.

ATTACHMENT TO GENERAL USE REZONING APPLICATION

KTHT INVESTMENTS, LLC

General Standards Considered by the Board of Commissioners

Section 3.7.2 of the Hillsborough Unified Development Ordinance sets forth ten factors to be considered by the Town Board in determining whether to amend the official zoning map (rezone). This proposal meets those factors.

The proposed amendment is consistent with the Town's applicable adopted plans, including the Comprehensive Sustainability Plan.

The conditions surrounding 311 West Orange are that the lots as developed around 311 West Orange conform or almost conform to R-10 dimensional requirements. The rezoning from R-20 to R-10 is consistent with the lot dimensions in the neighborhood. In addition, the importance of increased housing density in lieu of larger single-family lots is recognized as a tool to meet housing needs.

The proposed amendment addresses a demonstrated community need of providing additional density in the downtown area and an opportunity for needed housing stock, a density that matches the neighborhood as developed.

The proposed amendment is compatible with existing and proposed uses surrounding 311 West Orange because other lots in the area already meet the dimensional requirements of R-10, and R-10 is a more appropriate zoning district for the land.

A proposed amendment would result in a logical and orderly development pattern because it is consistent with the development pattern in the neighborhood.

The amendment does not encourage premature development. This amendment is consistent with the pattern of development that already exists.

The proposed amendment is not commercial but residential and would not result in strip commercial development.

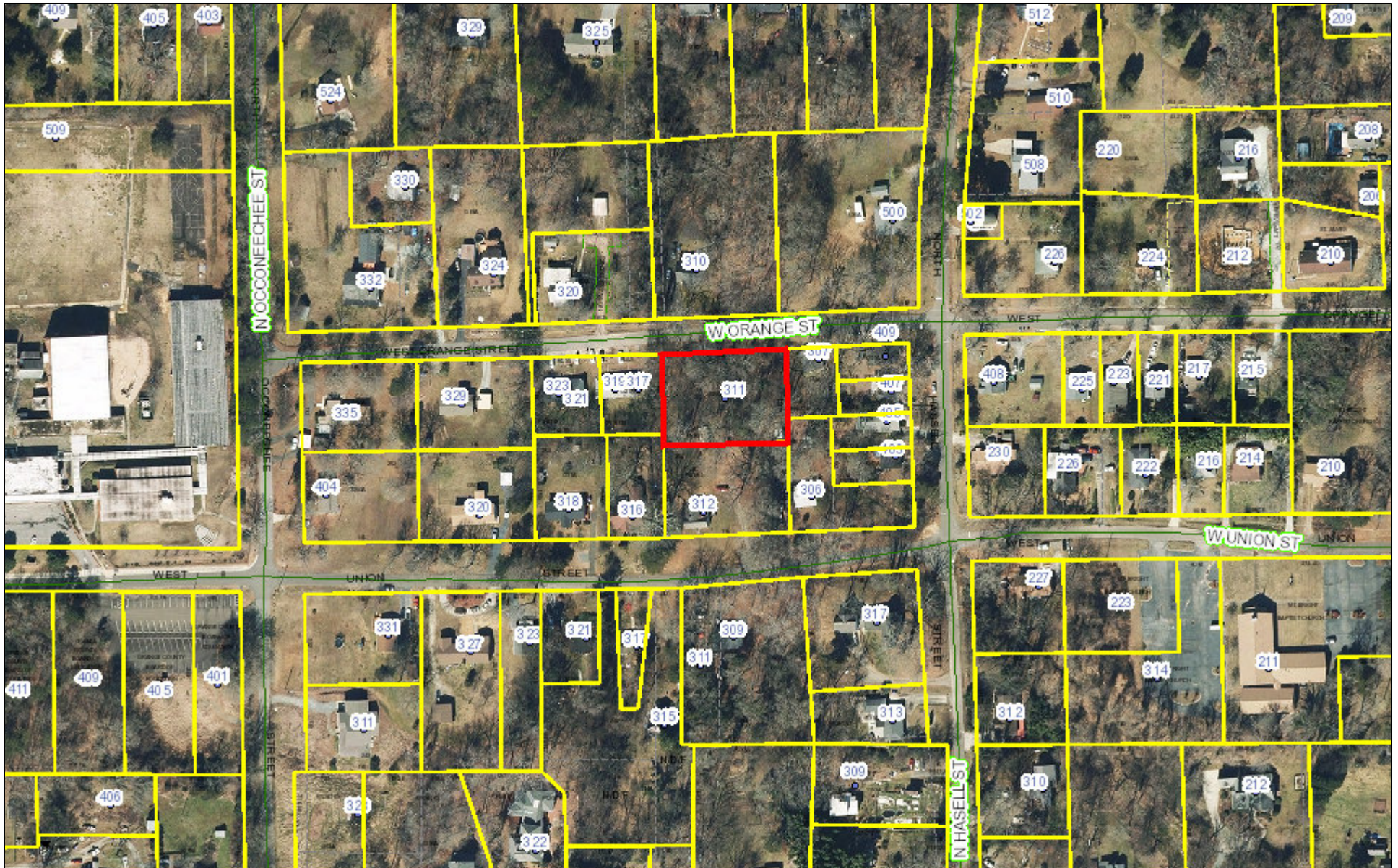
The proposed amendment does not create an isolated zoning district. The district proposed is related and compatible with adjacent and surrounding districts and with actual conditions in the neighborhood.

The proposed amendment will have no adverse impact on property values of surrounding lands. The amendment is consistent with the current development pattern.

The proposed amendment will not result in any significant adverse environmental impacts, including, but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment. Instead, the proposed amendment will have a positive environmental impact by use of existing infrastructure.

13765\01\m\003Attachment to General Use Rezoning Application - General Standards Considered by the Board of Commissioners

Vicinity Map - 311 W Orange Street



February 12, 2025

1" = 200'

Zoning Map - 311 W Orange Street



2/11/2025, 5:11:52 PM

1" = 200'

Streets

Addresses

Hillsborough Town Limits

Parcels

Zoning Overlays

Historic District Overlay

ZoningLayers

OI Office Institutional

R20 Residential 20,000 sf min

Section 5, Item B.

Future Land Use Map - 311 W Orange Street



2/11/2025, 5:12:23 PM

1" = 200'

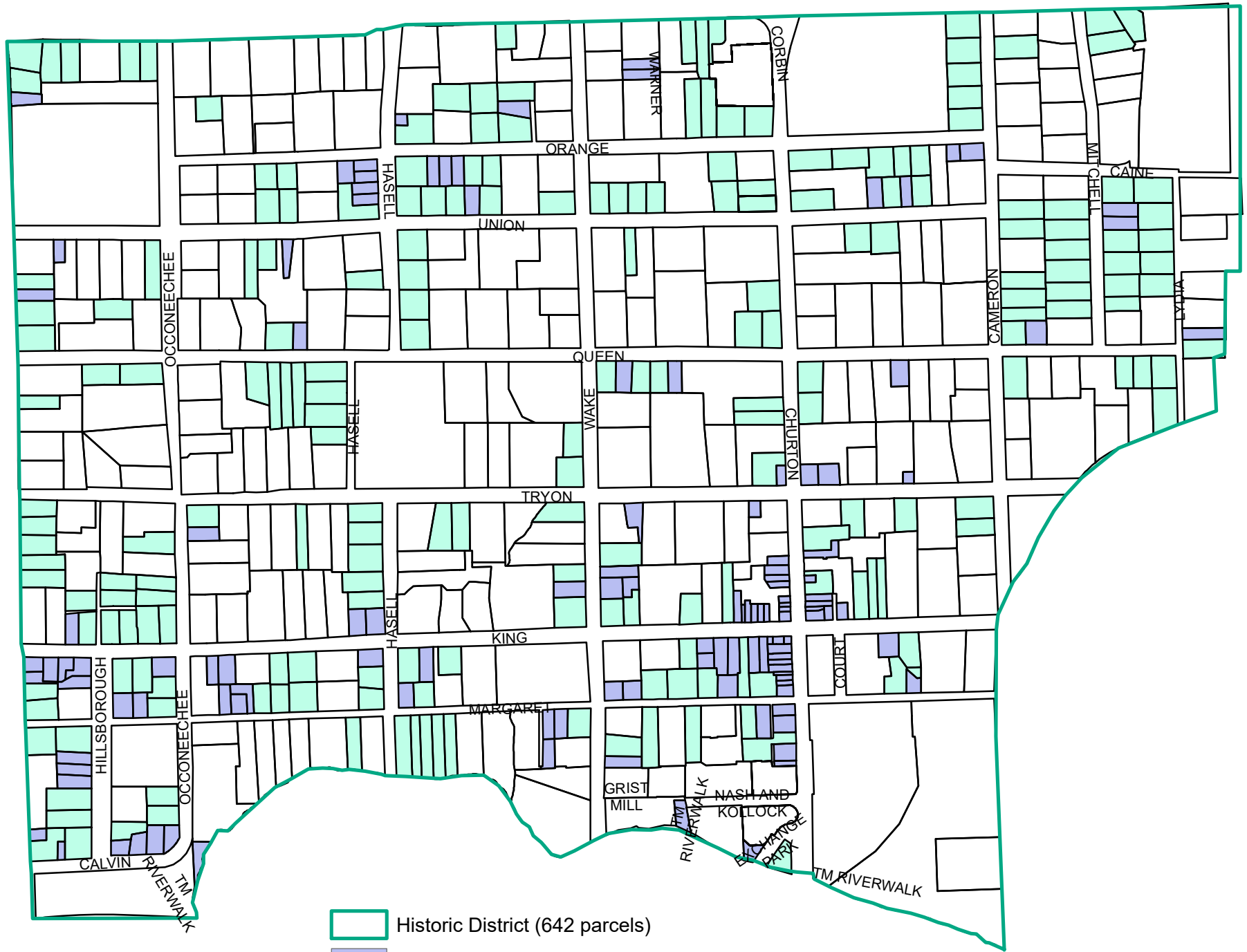
- Addresses
- Streets
- Parcels
- Urban Service Area
- HillsboroughLandUse
- Permanent Open Space
- Urban Neighborhood

Orange County, NC, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS

Orange County, NC, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Section 5, Item B.





Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: February 20, 2025
 Department: Planning & Economic Services Division
 Agenda Section: 5C
 Public hearing: Yes
 Date of public hearing: February 20, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: General use rezoning request for 119 W Orange Street

Attachments:

1. Rezoning application
2. Maps (vicinity, zoning, future land use, and nonconforming lots in Historic District)

Summary:

General Use Rezoning – 119 W Orange Street (PIN 9864-98-8349)	
Owner/Applicant	Dianne Cates
Parcel Size	0.92 acres (40,075 sq. ft.)
Current Land Use	Single-family dwelling
Current Zoning	R-20 (residential district with 20,000 sq. ft. minimum lot size); Historic Overlay District
Proposed Zoning	R-10 (residential district with 10,000 sq. ft. minimum lot size); Historic Overlay District
Future Land Use designation	Urban Neighborhood

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1: 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: Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.
 - Action: Analyze additional opportunities for infill and redevelopment and increased density in existing neighborhoods, focusing on the provision of water and sewer and other infrastructure and services.

Financial impacts:

If rezoned to R10, the property could potentially be subdivided into three lots (the location of the existing house

and swimming pool prevent subdividing into four). No financial impacts are projected other than those associated with the addition of up to two new residential lots.

Staff recommendation and comments:

Planning

Rezoning this parcel to R10 would be consistent with the town's adopted ordinances and plans. On the town's Future Land Use Map, the property is designated as "Urban Neighborhood," which envisions the following:

"Established residential neighborhoods that pre-date traditional zoning and land use regulation. Lot sizes and building types are varied and generally developed on a grid street pattern. The predominant type is generally low-density single-family housing with occasional business, government, park, church or school uses. Infill and redevelopment projects should enhance the unique character of the surrounding neighborhood and be of consistent scale and appearance. The opportunity to increase the residential density in a compatible manner is encouraged."

Unified Development Ordinance Section 4.1.1, *Residential Districts (R-20, R-15, R-10)* states

"The purpose of these (R-20, R-15, R-10) districts is to provide locations for moderate intensity residential neighborhoods...These districts will usually be applied where...water and sewer lines exist at the site or are to be installed as part of the development process [and where] there is direct vehicular access to a street classified as either collector or local."

The property is also located in the Historic Overlay District, where most properties are zoned R20 (20,000 sq. ft. minimum lot size). However, many lots in the Historic District predate town zoning and do not conform to the 20,000 sq. ft. minimum. There are 642 parcels in the Historic District, with 343 being less than 20,000 sq. ft. (see attached map of Historic District).

Engineering/Utilities

The property fronts onto existing water and sewer lines. If subdivided, utilities could be provided to the new dwelling(s).

Staff recommendation:

Staff supports the rezoning of this parcel to R10.

Action requested:

Hold the public hearing. After the public hearing is closed, the Planning Board may make its recommendation if prepared to do so.



General Use Rezoning Application

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
Phone: 919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

This application is to rezone properties to General Use and/or Overlay Zoning Districts. If you want to rezone property to a Planned Development District, please use the Planned Development Rezoning Application. Incomplete applications will not be accepted. Please contact staff with any questions.

Submittal Requirements

- ☒ Complete application form, including signature
- ☒ Application fee per current Planning Fee Schedule

Property Owner Contact

Name Dianne Cates
Phone 19192804767
Email dcates119@gmail.com
Address 119 W Orange Street
Hillsborough, NC 27278

Applicant Contact

Name Dianne Cates
Phone 19192804767
Email dcates119@gmail.com
Address 119 W Orange Street
Hillsborough, NC 27278

Property Details

Addresses/Location ~~P.O.~~ 13/02/2025
DC
Parcel ID Numbers #9864988349; ~~#9874081323~~
Current Land Use(s) _____ Acreage _____
Current Zoning _____
Proposed Zoning R-10

Consistency with the Comprehensive Sustainability Plan

Please describe how your proposed amendment is consistent with the town's Comprehensive Sustainability Plan, which is available online at <https://www.hillsboroughnc.gov/about-us/departments/community-services/public-space-and-sustainability/sustainability-initiatives>. You may include additional sheets if necessary.

My proposal is to rezone the upper western portion of my property to a R10 sized lot. My daughter would like to build a house for her young family and live in the sweet town that raised her. This would be consistent in terms of size with the four lots immediately south of my request and I know there are several R-20 lots downtown that are actually R10-sized as well. My proposed amendment would be consistent with the town's Comprehensive Sustainability Plan. Please see attached request proposal.

General Standards Considered by the Board of Commissioners

A rezoning request is decided legislatively, meaning the Town Board of Commissioners votes whether to approve or deny the request. When considering the request, the Commissioners are to consider ten factors listed in Unified Development Ordinance Sec. 3.7.2, *General Standards/Findings of Fact*. You can find the UDO on the town's website: <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/unified-development-ordinance>.

The ten factors are enclosed. Please describe how your proposed rezoning aligns with these factors. You may include additional sheets if necessary.

The vision would be to consist of creating a natural environment around her proposed house area. The area would consist of pollinator plants, natural rock, deciduous trees and milk weed grasses. Please see attached vision proposal for lot.

Signature: 
Dianne Cates (Feb 13, 2025 15:00 EST)

Email: ddates119@gmail.com

Signatures

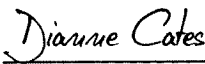
I/we certify that the information presented by me/us in this application and accompanying documents is true and accurate to the best of my/our knowledge and belief. I/we acknowledge that the processing of this application may require additional permits, approvals, and/or fees.

Dianne Cates
Property Owner (Print)


Signature

09/22/24
Date

Dianne Cates
Applicant (Print)


Signature

09/22/24
Date

Staff Use Only	
Date Received	Complete app package received 12/04/2024
Received By	MOB
Fee Paid & Receipt No. (if any)	\$500 (Receipt #060343)
Tentative Public Hearing Date	02/20/2025

3.7 UNIFIED DEVELOPMENT ORDINANCE AND MAP AMENDMENTS

3.7.1 INTENT

It is the intent of this section to set forth the procedures for amending this Ordinance including the Official Zoning Map. Amendments shall be made by formal action of the Town Board. All proposed amendments shall be referred to the Planning Board for its consideration and recommendation. In no case shall final action be taken to amend this Ordinance until a duly advertised legislative hearing is held.

3.7.2 GENERAL STANDARDS/FINDINGS OF FACT

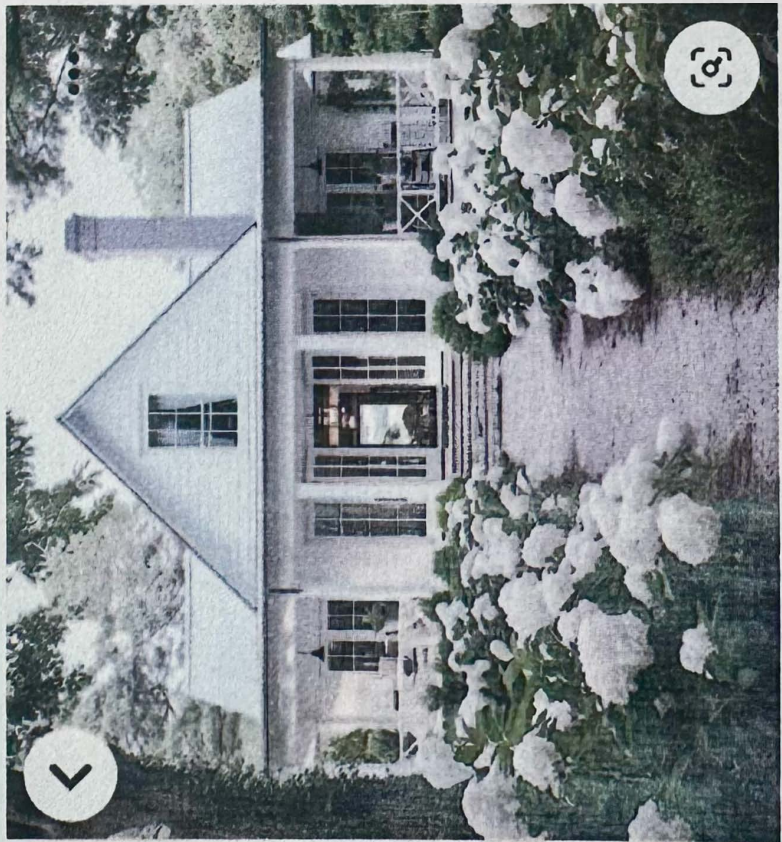
Before amending this Ordinance or the Official Zoning Map, the Town Board must consider, when conducting the process below, whether the request is consistent with the adopted Comprehensive Plan for the Town of Hillsborough.

Amending the Official Zoning Map (Rezoning) is a matter committed to the legislative discretion of the Town Board. In determining whether to adopt a proposed amendment, the Town Board shall consider and weigh the relevance of the following factors:

- 3.7.2.1** The extent to which the proposed amendment is consistent with all applicable Town-adopted plans.
- 3.7.2.2** The extent to which there are changed conditions that require an amendment.
- 3.7.2.3** The extent to which the proposed amendment addresses a demonstrated community need.
- 3.7.2.4** 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.
- 3.7.2.5** The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly development patterns.
- 3.7.2.6** The extent to which the proposed amendment would encourage premature development.
- 3.7.2.7** The extent to which the proposed amendment would result in strip or ribbon commercial development.
- 3.7.2.8** 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.
- 3.7.2.9** The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- 3.7.2.10** 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.

Consistency with the Comprehensive Sustainable Plan:

Our proposal to reconstruct to two tracts would allow for my daughter to build the home of her dreams. The vision would consist of creating a natural environment around the house and within. The plan would be to preserve all plants and trees possible around the house area. The entry to the home would consist of pollinator plants, natural rock, trees and grass.



WEST ORANGE STREET

10,000 SF
LOT IN RED

15,000 SF
LOT WOULD
EXTEND TO BLUE LINE

0.92 AC±
40151 SF±

NC GRID
COORDINATE:
N: 1,969,690.27
E: 848,447.43

N 88°19'56" E

84.92'

Area = 4111.7825

15,054 SF

①

0.25 Ac±

10943 SF±

129.01'

N 01°40'46" W

84.89'

S 88°10'27" W

KIMBERLY ANNE WHITTED
PIN: 9864986149
DB 587 PG 42
PB 14 PG 24

①

LITTLE SISTER PROPERTIES, LLC
PIN: 9864987220
DB 6836 PG 34
PB 14 PG 24

②

84.79'

S 88°28'04" W

WOODEN FENCE
ENCROACHING 0.34'
ONTO ADJACENT

POOL EQUIPMENT

PAVERS

POOL

RETAINING WALLS

CONCRETE
DRIVEWAY

HOUSE

DECK

30.18'

225.31'

30.20'

310.23'

20'
DRAINAGE
EASEMENT
CENTERED
10' EACH
SIDE
PER PB
2156 PG
353

S 01°36'39" E

128.94'

61.79'

S 88°08'34" W

MATTHEW F. REAMS
PIN: 9864988280
DB 3376 PG 1581
PB 14 PG 24

MERCY LAND GROUP, LLC
PIN: 9864987220
DB 6820 PG 1778
PB 14 PG 24

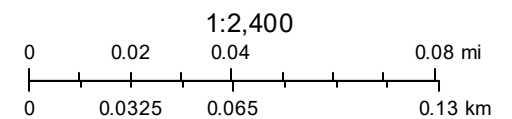
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④

Vicinity Map - 119 W Orange Street



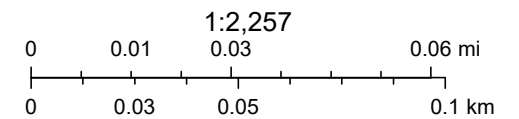
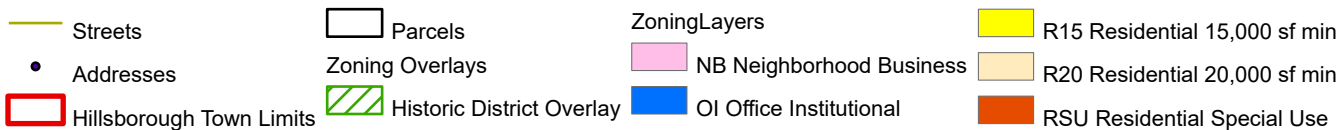
February 13, 2025



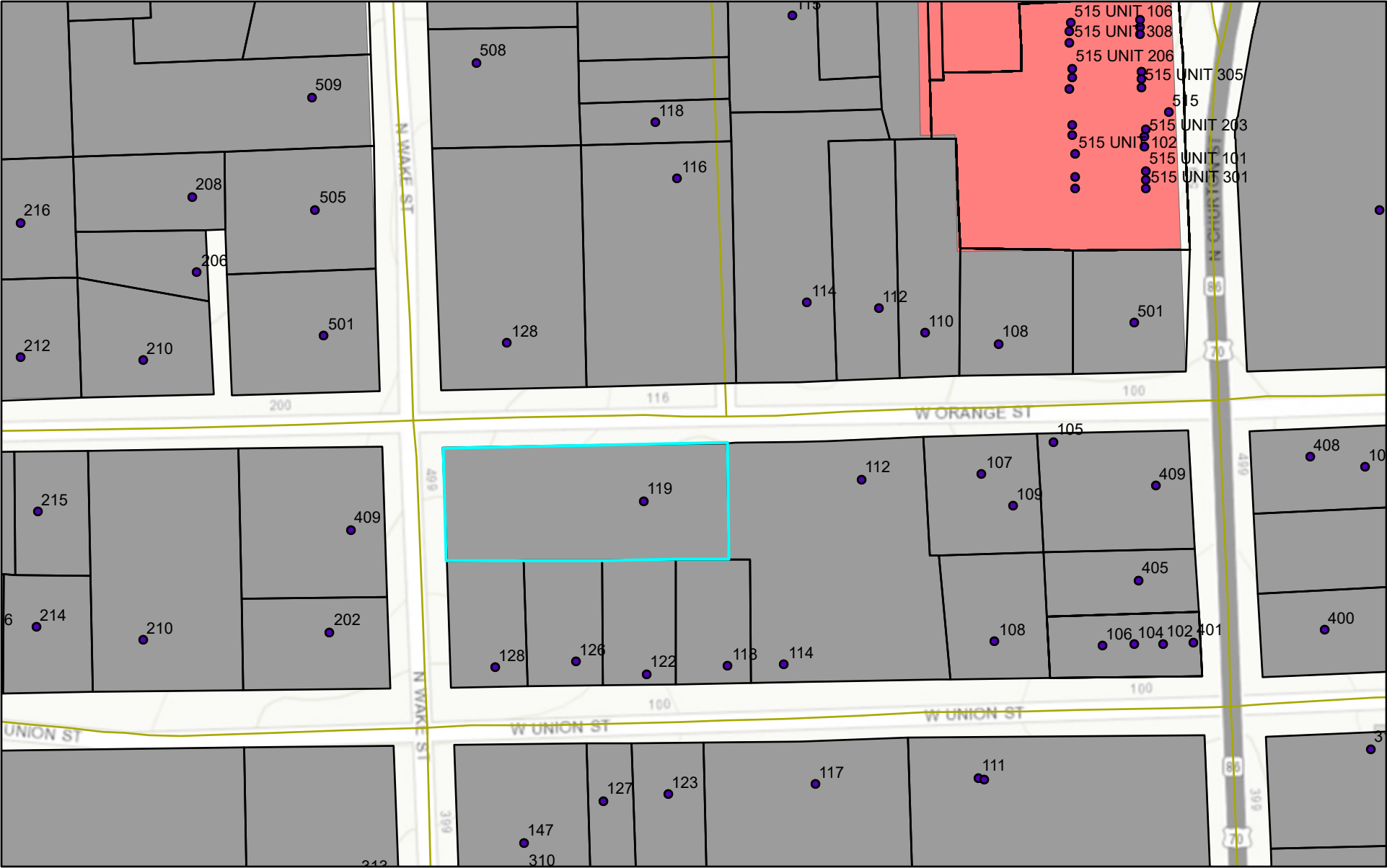
Zoning Map - 119 W Orange Street



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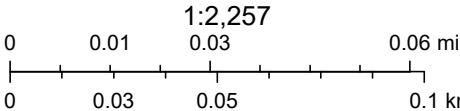


Future Land Use Map - 119 W Orange Street



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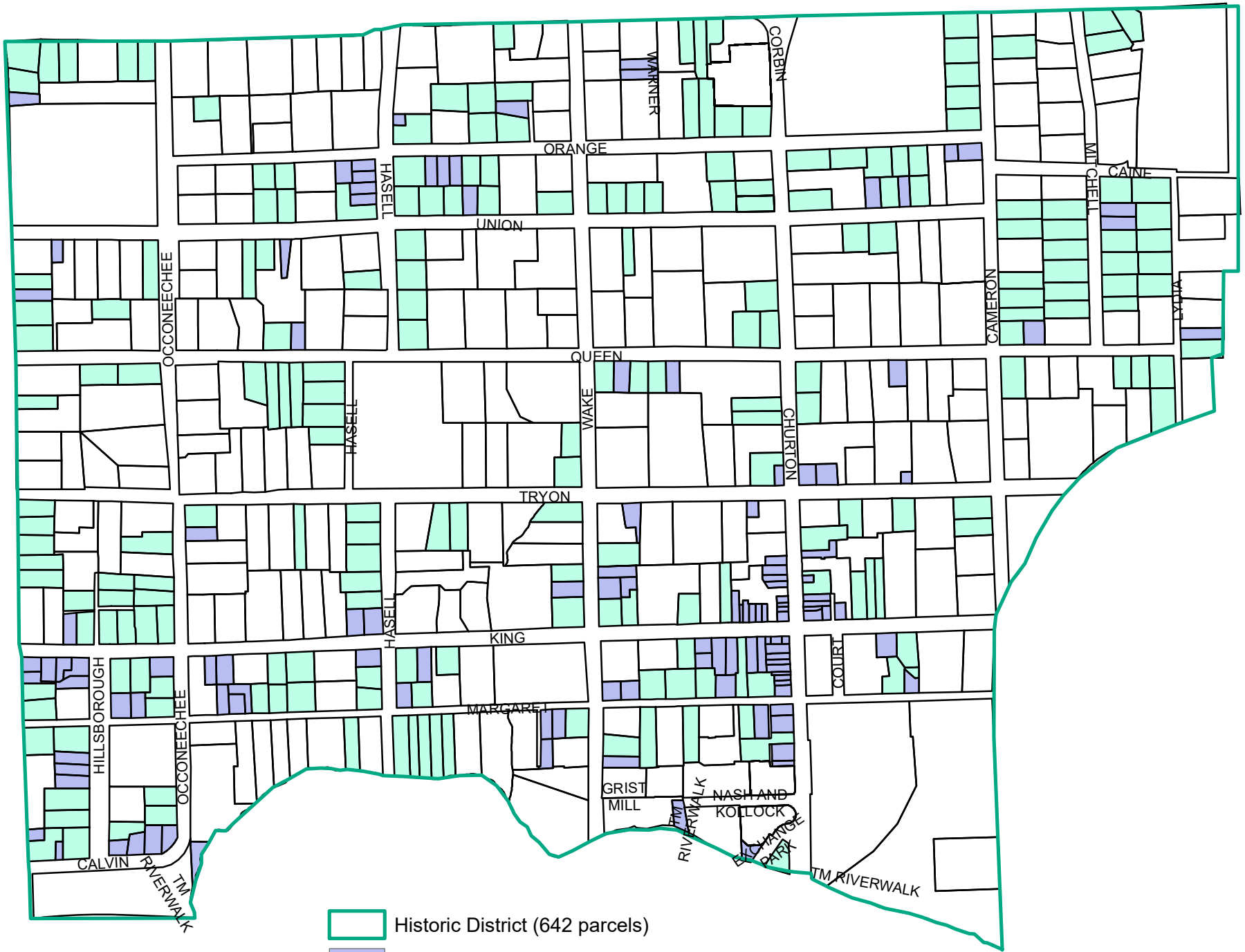
- Addresses
- Streets
- Parcels
- Urban Service Area
- HillsboroughLandUse
 - Neighborhood Mixed Use
 - Urban Neighborhood



Orange County, NC, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS

Orange County, NC, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |



- Historic District (642 parcels)
- Parcels in Historic District < 10,000 SF (125 parcels)
- Parcels in Historic District < 20,000 SF (343 parcels)



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: February 20, 2025
Department: Community Services
Agenda Section: 5D
Public hearing: Yes
Date of public hearing: February 20, 2025

PRESENTER/INFORMATION CONTACT

Tom King, Senior Planner: (919) 296-9475; tom.king@hillsboroughnc.gov
Molly Boyle, Planner II: (919) 296-9473; molly.boyle@hillsboroughnc.gov

ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance (UDO) text amendment (citizen/resident initiated):

- Section 9, *Definitions*, Subsection 9.1, *Rules of Measurement, Computations, and Exceptions*, Paragraph 9.1.5, *Setbacks*, Sub-paragraph 9.1.5.2, *Permissible Encroachment into Required Setbacks*

Attachments:

1. UDO Text Amendment application
2. Sub-paragraph 9.1.5.2 with proposed amendment (written by staff)
3. Pool standards from other jurisdictions

Summary:

Currently, there are no clearly stated setback or yard requirements for swimming pools (hereinafter, “pool”). Staff has historically relied upon two definitions found in UDO Subsection 9.2 (Definitions) to establish pool setbacks: “setback” & “structure.” These definitions read as follows with applicable language underlined:

“Setback - The minimum distance between a property line or street right of way and structure including any projection thereof but excluding eaves and gutters, not to exceed twenty four (24) inches (see 9.1.5 for further information). Pedestrian or vehicular access ways may be constructed within the required setback line (see Figure 9-2).”

“Structure - Anything constructed, erected, or placed on the land, above or below grade. It includes, but is not limited to: buildings, signs, load bearing walls docks, columns, and pools. Walkways, fences, patios, or one- and two-family driveways are not considered structures.”

Based on the definitions, & the fact pool setbacks aren’t covered separately elsewhere in the UDO, a pool is required to meet principal structure setbacks/yards for the specific district in which it is to be constructed. A further historic staff interpretation is that the *water area* of the pool must meet the required principal structure setbacks. Associated grade-level patios & decking are regulated by separate setback provisions found in UDO Item 9.1.5.2.b (see Attachment #2).

Staff aren’t sure why pools have been regulated in this manner; it may be to alleviate neighbor nuisance situations or safety. However, its application to the various residential zoning districts yields interesting outcomes. For example, a backyard pool in the AR (Agricultural-Residential) district, where the minimum lot area is 40,000 square feet (just under an acre), the water area of a pool could be 30 feet from side & rear property lines. In the R-10 (Residential) district, where the minimum lot area is 10,000 square feet (just under ¼ acre), the water area could be 15 feet to a side, & 20 feet to a rear, property line. Therefore, it would seem a backyard pool in an R-10

neighborhood would be more of a nuisance to neighbors (if that is the reason pools are regulated in this way) than a pool in an AR neighborhood. Safety fencing is required for pools under the state building code.

The applicant for the amendment request received a permit to construct a backyard, in-ground pool last year. Upon its completion, it was found a portion of the water area extends a few feet into the required 30-foot rear yard setback for their AR-zoned lot. This situation has occurred once before in the past several years. In the previous case, the water area extended less than one foot into a R-20, 20-foot rear yard setback. That situation was resolved by a property exchange between neighbors (e.g., adjusting the property line so the setback was met).

Attachment #2 contains proposed language that, if adopted, will resolve the applicant's dilemma & provide setback regulations for future pool projects by allowing pools to be closer to property lines than currently allowed; in essence treating them in a similar manner to accessory buildings.

Comprehensive Sustainability Plan goals:

Town Government & Public Services Goal 2: Adopt local laws, regulations & policies that help to achieve sustainable & equitable outcomes.

- Strategy: Develop & adopt policies that help accomplish town goals.
 - Implementation Action: Regularly review & update town policies as new information is garnered & achievements are met.

Financial impacts: None.

Staff recommendation: Conduct hearing & consider the proposed amendment.

Action requested: Conduct hearing. After the public hearing closes, the Planning Board may make its recommendation or wait until its next meeting on March 20, 2025.



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: \$ 400.00	Receipt No.: 060352
FLUM Designation: Rural Living	Zoning District: AR	Overlay Zone: NA

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: 211 South Cameron Street	
PIN(s): 9874-15-5366	Size of Property (Acres/Sq. Ft.): 0.46 acres
Current Use of Property: Single-family dwelling	
Current Zoning Classification(s): AR (Agricultural-Residential)	
Proposed Zoning Classification(s): NA	

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: Michael Reeves	Legal Property Owner Name: Same as applicant
Mailing Address: 211 South Cameron Street	Mailing Address:
City, State, ZIP Code: Hillsborough, NC 27278	City, State, ZIP Code:
Telephone: 208-621-4771	Telephone:
Email: michael-s-reeves@yahoo.com	Email:
Signature:	Signature:
Date: 1-17-2024	Date:

Applicant signed 1-14-2025 - MB

Dear Hillsborough Board of Commissioners and Planning Board:

We have an application before you to consider an amendment to the Town of Hillsborough's Uniform Development Ordinance (UDO) related to how residential swimming pools are treated. Please let us give you some background on our particular situation and our interest in resolving the issue.

We built a pool on our property at 211 S Cameron Street during 2024. It was literally during the last step of our pool construction process (getting the "As Built" survey that is required to pass the final town inspection) that we learned that our pool contractors – Anthony & Sylvan – had built a small section of our pool over our property's setbacks at our pool's northeastern corner.

While the setback violation was not substantial (amounting to approximately 1.5' directionally and approximately 15.4 square feet overall), we acknowledge that we cannot get the Town of Hillsborough's final approval on our pool until this issue is resolved and we receive a final pass from Town Planning.

Investigating the issue on our own, we learned that our pool contractors, Anthony & Sylvan, were operating under a 10' setback assumption when the property's setbacks were in fact 30'. Anthony & Sylvan submitted its application for our pool permit with a 10' setback. The Town of Hillsborough corrected the application, noting 30' setbacks. This issue should have been corrected by the pool company at the time the permit was sent back, well before digging began.

There is no way for us to be certain why Anthony & Sylvan missed this issue as it related to our pool, but we can make inferences. Our project and apparently several others experienced delays due to a personnel situation with our project manager, ultimately leading to his departure during the early stages of our pool build. I also understand that the "permit runner" for Anthony & Sylvan's Triangle office left the company during the time period in question. Our pool and design consultant told us that these issues contributed to the fact that this situation was never brought to his attention. At this same time, Hillsborough's Assistant Town Planner who had worked on our permit left her employment with the Town, likely further contributing to the issue.

In our discussions with Town Planning around how to resolve the issue, we have learned that other lots in Hillsborough (R-20, R-15 and R-10 lots, for example) have shorter rear setbacks (20 feet) and even shorter side yard setbacks of 15 feet in the case of the R-15 and R-10 lots.

We also learned that other nearby municipalities have dramatically reduced setbacks relative to the Town of Hillsborough and often explicitly treat a pool as an "accessory structure" vs part of the principal structure, as is the case in Hillsborough.

We are not trying to make excuses for the mistake our pool contractor made and acknowledge that it is their job to follow the Town's UDO, but could see where they might have made their initial error. In thinking about the best way to resolve the issue, it seems to make sense to bring Hillsborough's UDO in line with nearby, similarly situated municipalities.

Thank you for considering our application at this meeting.



Julie & Michael Reeves | 211 S Cameron St | Hillsborough, NC 27278

Attachment #2

VERSION 1: February 20, 2025 - MARKUP

~~Strikethrough~~ = Existing Language to be Removed

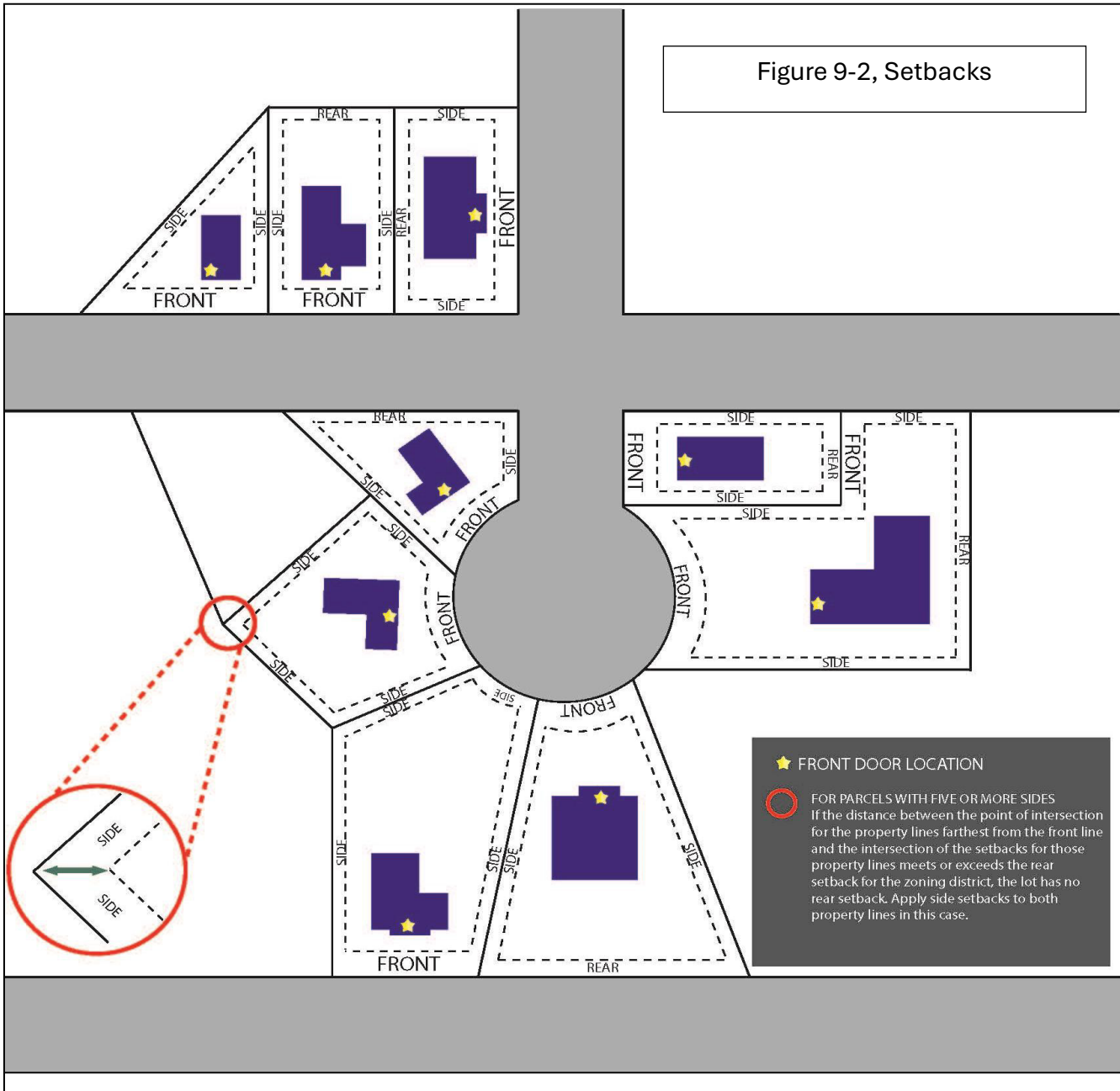
Underlined = Proposed Language

9.1.5.2 Permissible Encroachment into Required Setbacks

- 9.1.5.2.a** One- and two-family driveways, walkways, fences, retaining or decorative walls, ornaments, furniture, and landscape plantings may be permitted in any setback.
- 9.1.5.2.b** Patios may encroach into required setbacks, provided that the minimum patio setback is ten feet from a rear or side property line and provided that the patio surface is not more than 6 inches above the adjacent grade. Covered patios or patios with shade structures must observe the setback established for the district as set forth in Section 6.3, *Dimensional Requirements*.
- 9.1.5.2.c** Accessory buildings and freestanding accessory dwelling units may encroach into a side yard or rear yard setback not adjacent to a street right-of-way to within 5 feet of the property line, with the following limits:
- (a) For an accessory building with a highest point 12' or more above the ground elevation, an additional setback of 2' for each 1' of elevation above 12' is required until the standard setback is met.
 - (b) The setback being reduced is not part of a land use or stream buffer required elsewhere in this Ordinance, nor a recorded easement for utilities, drainage, or access.
- 9.1.5.2.d** Parking lots and parking spaces are not allowed within setbacks.
- 9.1.5.2.e** Residential mechanical equipment, including but not limited to generators and HVAC units or components, are not required to observe minimum setbacks. These installations for non-residential and multi-family uses are required to observe minimum setbacks, regardless of the zoning district.
- 9.1.5.2.f** For setback provisions that apply to nonconforming lots of record, see Section 7.5, Nonconforming Lots of Record.

- 9.1.5.2.g** Steps, risers and ramps without a roof, awning or similar covering extending from residential structures may encroach in required setbacks, provided that a minimum setback of no less than 10 feet remains along any property line shared with another residential property (not street right of way). Required landings between two runs of risers or ramps may also encroach provided the landing is also without a roof, awning or similar cover. In the case where an existing structure does not observe a 10-foot setback from a property line shared with another residential property or street right of way at the time of application, the maximum possible setback shall be preserved while allowing necessary access to an existing structure.
- 9.1.5.2.h** Projections and cantilevers from residential structures, including but not limited to eaves, overhangs, gutters, bow windows, chimneys, that do not exceed 24” of projection and do not have contact with the ground. Projections in excess of 24” and those that have contact with the ground must meet the applicable setbacks, unless otherwise addressed in this section.
- 9.1.5.2.i Outdoor, residential, in-and above-ground swimming pools, hot tubs and spas, including all decking, patios and appurtenant equipment, may be located in side or rear yards not adjacent to a street and no closer than five feet to any property line.

Figure 9-2, Setbacks



Attachment #3

Swimming Pool Regulations - Other Area Jurisdictions

Town of Chapel Hill

LUMO Sect. 3.8.3 (Exceptions to Setback and Height Regulations)

- (a) The following features shall not be subject to the required minimum setbacks provided the town manager determines that such features do not significantly impair the degree of solar access provided adjacent properties through application of the appropriate solar setback requirements:

- (5) Patios, decks and swimming pools not exceeding three (3) feet in height, provided they are not constructed closer than five (5) feet from the property line of the zoning lot. Protective railings, as required by building code, may be added to the decking height;

Town of Carrboro

No reference made to swimming pools.

City of Mebane

UDO Section 4-2 (Density and Dimensional Requirements)

B. Accessory Uses, Buildings and Structures

The following requirements are for customary accessory buildings and structures. Other accessory buildings and structures containing specific accessory uses may have additional development requirements found in Section 4-7, Development Standards for Individual Uses.

1. Setback and Location Requirements

- (c) All other accessory structures shall be located in rear yards and shall be no closer than 10 feet to rear or side yard lines except that permanent swimming pools must comply with the principal building rear and side yard setbacks for the zoning district in which located.

Orange County

UDO Section 5.5.1 (Accessory Structures and Uses)

(A) Standards of Evaluation

- (1) Accessory structures and uses, including recreational uses and amenities, shall not be located in any required front open space and shall conform to the principal setbacks of the district where located unless otherwise provided in this Section.

Article 10 (Definitions)

Accessory Use: An activity that may or may not be listed in the Permitted Use Table, which is conducted in conjunction with a permitted principal use, but constitutes only an incidental or insubstantial part of the total activity that takes place on the lot and is customary and ancillary to the established principal use of property. Accessory uses shall comply with all setback requirements for the district in which the use is located. For example, an in-ground swimming pool is required to meet all applicable setbacks including any required fencing around the physical pool, the concrete walkway around the pool, and any pump or utilities associated with the operation of the facility.

City/County of Durham

Section 5.4.9 (Swimming Pools)

When allowed, in-ground and above-ground swimming pools that have a water depth over 24 inches and have a surface area of at least 100 square feet shall be subject to the following additional requirements:

A. Private Pools

Private swimming pools (as well as the decking and equipment associated with the pool) located on any residential lots with the exception of those described in paragraph B below, shall not be located between the street and the principal structure unless located to the rear of the primary structure, and shall not be closer than five feet to any property line.

Town of Pittsboro

Section 12.11.4 (Allowable Encroachments into Required Yards)

16. Swimming pool: May be located in any required minimum side or rear yard”

City of Burlington

Section 4.5 (Accessory Uses)

F. Specific Standards for Selected Accessory Uses

26. Swimming Pool/Hot Tub

- a. Swimming pools and hot tubs shall be configured in accordance with all applicable requirements of the North Carolina State Building Code.
- b. In-ground swimming pools built as accessory uses shall be completely isolated from adjacent lands and streets by a fence or other structure having a minimum height of four feet and configured to prevent small children from gaining unsupervised access to the pool.
- c. Hot tubs shall be completely isolated from adjacent lands and streets by a fence or other structure having a minimum height of four feet or include a cover with a lockable latch to prevent small children from gaining unsupervised access to the hot tub.
- d. Gates or doors opening into the area around the in-ground or above-ground swimming pool or hot tub from outside the dwelling shall have self-closing and self-latching devices for keeping the gate or door closed at all times when not in use.
- e. Above ground swimming pools are not required to have a fence but shall have a locking ladder that prevents access to the surface of the water when raised or otherwise locked.
- f. These standards shall apply to any built structure placed or constructed for the purpose of bathing or swimming with a depth of two feet or more.
- g. Access to a pool or hot tub serving a non-residential use shall limit access to the pool or hot tub by members of the general public.
- h. Swimming pools and hot tubs included as an accessory use to a single-family subdivision shall include one off-street parking space for every four persons of design capacity.

City of Roxboro

Section 7 (Swimming Pools, Commercial/Community and Private)

All public, commercial, or private outdoor swimming pools of three feet or more in depth, either above ground or below ground, and of either permanent or temporary construction shall meet the following requirements in addition to setbacks and other requirements specified elsewhere:

- 7.10.1. The setback for an above ground swimming pool from any lot line equals the required setback for accessory structures in the district in which it is located plus one foot for each foot over five of pool height.
- 7.10.2. A fence be erected to a minimum height of four feet to completely enclose all sides of the pool not bounded by a building. A self-latching gate of equal height shall be installed and securely fastened when the pool is not in use.
- 7.10.3. Contractor must have construction fence/silt fence surrounding an in-ground pool area (construction site) while under construction.
- 7.10.4. Mechanical equipment may encroach up to five (5) feet into a side or rear yard setback, must be screened from view, and must not be located in a street yard.



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: February 20, 2025
Department: Community Services
Agenda Section: 5E
Public hearing: Yes
Date of public hearing: February 20, 2025

PRESENTER/INFORMATION CONTACT

Tom King, Senior Planner: (919) 296-9475; tom.king@hillsboroughnc.gov
Molly Boyle, Planner II: (919) 296-9473; molly.boyle@hillsboroughnc.gov

ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance (UDO) text amendment (staff initiated):

- UDO Section 6, *Development Standards*, Subsection 6.3, *General Dimensional Standards*, Paragraphs 6.3.1, *Table: Dimensional Requirements-Residential*; 6.3.2, *Table: Dimensional Setbacks-Non-residential*; & 6.3.3, *Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District*, to clarify all tables & specifically amend setbacks for the EDD (Economic Development District) district stated in Paragraph 6.3.3, *Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District*.

Attachments:

1. Staff amendments applicable to Paragraphs 6.3.1, *Table: Dimensional Requirements-Residential*; 6.3.2, *Table: Dimensional Setbacks-Non-residential*; & 6.3.3, *Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District*

Summary:

UDO Paragraph 6.3.3, *Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District*, recognizes that no building setback applies where certain non-residential zoning districts adjoin the same or similar non-residential district (e.g., GC (General Commercial) adjoining GC, or HIC (High Intensity Commercial) adjoining GC, respectively).

This is not the case for the EDD (Economic Development District) where required front, side & rear building setbacks are 25 feet; even where an EDD-zoned lot adjoins another EDD-zoned lot.

Staff's proposal is, for the purposes of Paragraph 6.3.3, to treat EDD-zoned properties in the same manner as other non-residential zoning districts in cases where the EDD adjoins properties under the same zoning designation or a similar non-residential designation (as discussed above).

While working with these tables, staff took the opportunity to attempt some housecleaning. Other proposed changes:

Paragraph 6.3.1, Table: Dimensional Requirements-Residential

- a. Clarify minimum lot area requirements for MF, MFSU & MHP districts apply to development tract size, not individual lots or allowed number of dwelling units.
- b. Provide a row in the table expressing maximum density allowed for each district.
- c. Remove 200-foot minimum lot width requirement for the MF, MFSU & MHP districts.

- d. Clean up footnotes within the table & associated footnotes.

Paragraph 6.3.2, Table: Dimensional Requirements-Non-Residential

- a. Change the ESU district 50-foot front setback to 20 feet to align with other non-residential district front setbacks.
- b. Clean up footnotes within table & associated footnotes.

Comprehensive Sustainability Plan goals:

Town Government & Public Services Goal 2: Adopt local laws, regulations & policies that help to achieve sustainable & equitable outcomes.

- Strategy: Develop & adopt policies that help accomplish town goals.
 - Implementation Action: Regularly review & update town policies as new information is garnered & achievements are met.

Financial impacts: None.

Staff recommendation: Conduct hearing & consider the proposed amendments.

Action requested: Conduct hearing. After the public hearing closes, the Planning Board may make its recommendation or wait until its next meeting on March 20, 2025.

6.3.1 TABLE: DIMENSIONAL REQUIREMENTS –RESIDENTIAL

	AR	R-40	R-20	R-15	R-10	MF & MFSU	MHP	ALN	PW ¹	PWCA ¹
Minimum Lot Area (sf)	40,000	40,000	20,000	15,000	10,000	1 acre (required development tract area)	5 acres 5,714-sf per dwelling (required developm ent tract area)	1 acre	1 acre	2 acres
Maximum Density (Dwelling Units per Acre) ²	<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>20 / 30³</u>	<u>7</u>		<u>1</u>	<u>1</u>
Minimum Lot Width	200	150	100	100	75	200 NA	200 NA	200	150	150
Minimum Side Yard Width	30	30	20	15	15	40 ⁴	40 ⁴	40	30	30
Minimum Rear Yard Width	30	30	20	20	20	40 ⁴	40 ⁴	40	30	30
Minimum Front Setback	40	40	30	25	25	35 ⁴	35 ⁴	35	30	30
Maximum Building Height	65	45	45	45	45	45	35	35	45	45
Maximum Impervious Surface (% of gross lot)	NA	NA	NA	NA	NA	NA	NA	NA	30%	6%

¹ Refer to Section 4.5, Other Zoning Districts, for additional requirements in the PW and PWCA districts.

² ~~The maximum density for attached dwellings in the MF or MFSU district is 20 units per acre (s~~Subject to rounding as defined in Section 9.1.4), Dwelling Unit Yield. Accessory dwelling units are not counted toward maximum dwelling unit per acre.

³ ~~An attached dwelling application that proposes all units to be affordable to households making 80% AMI or less at the time of construction may propose up to 30 units per acre as a maximum density (subject to rounding as defined in Section 9.1.4): 30 units per acre allowed where all units in development are affordable to households making 80% AMI (Average Median Income) or less at time of construction.~~

⁴ Setbacks measured from exterior property lines of development tract. Interior setbacks governed by applicable use-specific standards (see Section 5.2, Use-specific Standards).

6.3.2 TABLE: DIMENSIONAL REQUIREMENTS –NON-RESIDENTIAL													
	ARU	OI	NB & NBSU	CC & CCSU	GC	HIC	LI	GI	LO	ESU	EDD	BP	SDSU
Minimum Lot Area (sf or acre)	3 acres	10,000	10,000	None	10,000	10,000	40,000	40,000	1 acre	2 acres	40,000	40,000	TBD
Attached dwelling minimum lot size (min sf per unit)	3,630 sf 12 DU/ac	NA	NA TBD (SUP)	NA TBD (SUP)	NA	NA	NA	NA TBD (SUP)	NA	TBD	NA	NA	TBD
Minimum Lot Width	100	75	75	0	75	75	100	200	75	100	75	75	TBD
Minimum Side Yard Width	20 ^{±1}	20 ^{±1}	15 ^{±1}	0	15 ^{±Δ1}	15 ^{±Δ1}	50 ^{±1}	50 ^{±1}	20	20	25	25	TBD
Minimum Rear Yard Width	20 ^{±1}	20 ^{±1}	20 ^{±1}	0	20 ^{±Δ1}	20 ^{±Δ1}	50 ^{±1}	50 ^{±1}	20	20	25	25	TBD
Minimum Front Setback	20	20	20	0	20 ^{±2}	20 ^{±2}	35	35	20	50 20	25	25	TBD
Maximum Building Height	65	40	35	40	40	65	65	65	60	60	45	60	60
^{±1} Refer to Table 6.3.3 for Side and Rear Setbacks for Zoning Lots Abutting a Different Zoning District. ^Δ For parcels abutting South Churton Street between Interstate-40 and the Eno River, parking must observe at 10' landscaped setback from a side or rear property line. Please refer to Section 6.10.3 ^{±2} <u>30-foot minimum and 100-foot maximum setback applies to</u> For parcels abutting South Churton Street between Interstate-40 and the Eno River, the minimum front yard setback is 30 feet and the maximum front yard setback is 100 feet, measured from the Churton Street right of way boundary. TBD – This standard will be determined during the SPECIAL <u>Special</u> Use Permit review process													

6.3.3 TABLE: SIDE AND REAR SETBACKS FOR LOTS ABUTTING A DIFFERENT ZONING DISTRICT

Adjacent -> Proposed	R-40	R-20	R-15	R-10	MF	AR	ARU	OI	NB	CC	GC	HIC	GI	LI	EDD	NB-SU	CC-SU	PW	PWCA
ARU	50	50	50	50	50	50	0	20	20	0	0	0	20	20	20 <u>0</u>	20	0	50	50
OI	20	20	20	20	20	20	0	0	0	0	0	15	20	20	20 <u>15</u>	0	0	20	20
NB	15	15	15	15	15	15	0	0	0	0	0	15	15	15	15	0	0	15	15
GC	30	30	20	20	20	30	0	0	0	0	0	0	20	20	20 <u>0</u>	0	0	30	30
HIC	30	30	20	20	20	30	0	15	15	15	0	0	20	20	20 <u>0</u>	0	0	30	30
LI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
GI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
EDD	25	25	25	25	25	25	25 <u>0</u>	20 <u>15</u>	25 <u>15</u>	25 <u>15</u>	25 <u>0</u>	25 <u>0</u>	25 <u>20</u>	20	25 <u>0</u>	25 <u>0</u>	25 <u>0</u>	25	25



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: February 20, 2025
Department: Planning & Economic Services Division
Agenda Section: 5F
Public hearing: Yes
Date of public hearing: February 20, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Text amendment to Unified Development Ordinance (UDO) Section 2.3, *Planning Board* (staff-initiated)

Attachments:

1. Draft text amendment
2. US Census Bureau data
3. Staff-verified data on ETJ addresses

Summary:

This text amendment proposes to remove a vacant extra-territorial jurisdiction (ETJ) seat from the Planning Board based on population and consistent vacancy. Removing the seat would also reduce the board size from 10 to 9, and an odd number of board members is preferable to avoid ties.

The ETJ is an area outside of town limits where the town still has zoning authority. UDO Section 2.3, *Planning Board* states that the Planning Board shall have at least 10 members, 3 of whom must live in the ETJ. Per North Carolina General Statute § 160D-307(a), *Extraterritorial representation on boards – Proportional Representation*, municipalities with ETJs are to “provide a means of proportional representation based on population for residents of the extraterritorial area to be regulated.”

The estimated population under the town’s zoning authority is 12,383, with 9,757 (79%) in town limits and 2,626 (21%) in the ETJ.

Estimated population under town zoning authority		
In-town population estimate	9,757	79%
ETJ population estimate	2,626	21%
Total estimated population	12,383	100%

The in-town estimate is the most current estimate from the US Census Bureau. The Census Bureau does not have specific data for the ETJ, so staff used data from Orange County GIS and property tax records. Staff identified and verified all addresses in the ETJ associated with residential dwelling units (1,094). This number was multiplied by 2.4, the average number of people per household in Orange County according to the US Census Bureau.

The ETJ makes up about 20% of the population under the town’s zoning authority. However, it holds 30% of its Planning Board seats. Removing the vacant ETJ seat will make the representation more proportionate with the population, with 7 in-town seats (78%) and 2 ETJ seats (22%). In addition, the town has had a vacant ETJ seat on

the Planning Board for over 2 years. Adopting this text amendment would not necessitate removing any current Planning Board members from the board.

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1: 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: Improve and streamline the development review approval and acceptance process.
 - Action: Clarify the roles and responsibilities of internal town department reviewers, appointed boards, and the town board in the development review process.

Financial impacts:

None.

Staff recommendation and comments:

Staff recommends approval of the text amendment as written.

Action requested:

Hold the public hearing. After the public hearing is closed, the Planning Board may make its recommendation if prepared to do so.

2. ADMINISTRATION

2.3 PLANNING BOARD

2.3.2 MEMBERSHIP

The Hillsborough Planning Board shall consist of ~~at least ten (10)~~ 9 members. Members shall serve without compensation, but they may be reimbursed for incidental expenses incurred in connection with official duties.

2.3.3 APPOINTMENT AND REPRESENTATION

Every member of the board shall be a resident of Orange County. Seven (7) members shall be citizens and residents of the Town of Hillsborough and shall be appointed by the Town Board ; ~~three (3)~~ 2 members shall be citizens and residents of the extraterritorial jurisdiction and shall be appointed by the Orange County Board of Commissioners as set forth in North Carolina General Statutes, Section 160D-202.

Within 60 days of the release of detailed population data from each decennial census, the Planning Director shall report to the Board of Commissioners the proportion of residents in city limits and in the extraterritorial area as can be determined using block group data. The Planning Director shall also recommend any adjustment in membership distribution needed to maintain the proportional representation and a schedule by which to implement any needed adjustments, not to exceed one calendar year from the date of data availability.

2.3.4 OATH OF OFFICE

Members of the Planning Board shall take an oath of office before the town clerk or a notary public prior to beginning their duties. Signed copies of the oath shall be filed by the town clerk.

2.3.5 TERMS OF OFFICE

The tenure of office shall be three (3) years. Appointments to fill vacancies shall be for the unexpired term. A member may be appointed for a second successive term, but after two (2) consecutive full terms a member shall be ineligible for reappointment until one calendar year has elapsed from the date of completion of the second full term. Further policies and procedures about volunteer board appointments may be established by the Town Board in the Town Code.

2.3.6 STAFF

The Planning Director shall provide staff support to assist the Planning Board in carrying out its duties.

2.3.7 MEETINGS

~~2.3.6.1~~ 2.3.7.1 Meeting Minutes

The Board shall maintain minutes of its meetings as a permanent public record. Such minutes shall record the attendance of its members, its findings, recommendations, and a summary of information, data, and testimony presented to it.

~~2.3.6.2~~ 2.3.7.2 Open to the Public

All meetings of the Board shall be open to the public and the Board shall cause notices to be given as required by Article 33C, Chapter 143 of the North Carolina General Statutes, as amended.

2.3.8 QUORUM AND NECESSARY VOTE

~~2.3.7.1~~ 2.3.8.1 A quorum for conduct of business of the Board shall be a majority of the appointed members.

~~2.3.7.2~~ 2.3.8.2 An affirmative vote of the majority of Board members present and constituting a quorum is required for all decisions of the Planning Board.

2.3.9 RULES OF PROCEDURE

The Board shall adopt Rules of Procedure and regulations for the conduct of its affairs. Rules of Procedure shall be consistent with the procedural requirements of this Ordinance and state law.



QuickFacts

Hillsborough town, North Carolina; Orange County, North Carolina

QuickFacts provides statistics for all states and counties. Also for cities and towns with a **population of 5,000 or more**.

Enter state, county, city, town, or zip code

-- Select a fact --



Table

Population	Hillsborough town, North Carolina	Orange County, North Carolina
Population estimates, July 1, 2023, (V2023)	9,757	150,626
PEOPLE		
Population		
Population estimates, July 1, 2024, (V2024)	NA	NA
Population estimates, July 1, 2023, (V2023)	9,757	150,626
Population estimates base, April 1, 2020, (V2024)	NA	NA
Population estimates base, April 1, 2020, (V2023)	9,651	148,717
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	NA	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)	1.1%	1.3%
Population, Census, April 1, 2020	9,660	148,696
Population, Census, April 1, 2010	6,087	133,801

About datasets used in this table

Value Notes

⚠ Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ⓘ row in TABLE view to learn about sampling error.

The vintage year (e.g., V2024) refers to the final year of the series (2020 thru 2024). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2019-2023 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2023 5-year ACS Comparison Guidance](#) page.

Fact Notes

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown
- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest open ended distribution.
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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Enter state, county, city, town, or zip code

-- Select a fact --



Table

Families & Living Arrange...			Hillsborough town, North Carolina	Orange County, North Carolina
Population estimates, July 1, 2023, (V2023)			9,757	150,626
PEOPLE				
Families & Living Arrangements				
Households, 2019-2023			4,157	56,456
Persons per household, 2019-2023			2.22	2.40
Living in the same house 1 year ago, percent of persons age 1 year+ , 2019-2023			82.7%	81.5%
Language other than English spoken at home, percent of persons age 5 years+, 2019-2023			11.0%	16.5%

[About datasets used in this table](#)

Value Notes

Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info icon in TABLE view to learn about sampling error.

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- N Data for this geographic area cannot be displayed because the number of sample cases is too small.

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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Count	PIN	Address #	Address Street	Bldg #	Unit #	Zoning	LBCS Code	LBCS Sub Code	LBCS Description	Dwelling Y/N	Verified Y/N	Notes
1035	9864800659	525	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1036	9864800659	526	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1037	9864800659	527	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1038	9864800659	528	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1039	9864800659	531	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1040	9864800659	532	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1041	9864800659	533	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1042	9864800659	534	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1043	9864800659	535	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1044	9864800659	536	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1045	9864800659	537	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1046	9864800659	538	William Hooper Cir	Bldg 500		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1047	9864800659	611	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1048	9864800659	612	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1049	9864800659	613	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1050	9864800659	614	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1051	9864800659	615	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1052	9864800659	616	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1053	9864800659	617	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1054	9864800659	618	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1055	9864800659	621	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1056	9864800659	622	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1057	9864800659	623	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1058	9864800659	624	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1059	9864800659	625	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1060	9864800659	626	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1061	9864800659	627	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1062	9864800659	628	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1063	9864800659	631	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1064	9864800659	632	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1065	9864800659	633	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1066	9864800659	634	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1067	9864800659	635	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1068	9864800659	636	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1069	9864800659	637	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1070	9864800659	638	William Hooper Cir	Bldg 600		MF	1000	1160	Apartment unit	Y	Y	Heritage Apartments
1071	9864800948	1812	Orange Grove Rd	Bldg 1	101	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1072	9864800948	1812	Orange Grove Rd	Bldg 1	103	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1073	9864800948	1812	Orange Grove Rd	Bldg 1	105	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1074	9864800948	1812	Orange Grove Rd	Bldg 1	107	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1075	9864800948	1812	Orange Grove Rd	Bldg 1	109	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1076	9864800948	1812	Orange Grove Rd	Bldg 1	111	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1077	9864800948	1812	Orange Grove Rd	Bldg 1	113	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1078	9864800948	1812	Orange Grove Rd	Bldg 1	115	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1079	9864800948	1812	Orange Grove Rd	Bldg 2	102	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1080	9864800948	1812	Orange Grove Rd	Bldg 2	104	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1081	9864800948	1812	Orange Grove Rd	Bldg 2	106	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1082	9864800948	1812	Orange Grove Rd	Bldg 2	108	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1083	9864800948	1812	Orange Grove Rd	Bldg 2	110	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1084	9864800948	1812	Orange Grove Rd	Bldg 2	112	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1085	9864800948	1812	Orange Grove Rd	Bldg 2	114	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1086	9864800948	1812	Orange Grove Rd	Bldg 2	116	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1087	9864800948	1812	Orange Grove Rd	Bldg 3	117	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1088	9864800948	1812	Orange Grove Rd	Bldg 3	118	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1089	9864800948	1812	Orange Grove Rd	Bldg 3	119	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1090	9864800948	1812	Orange Grove Rd	Bldg 3	120	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1091	9864800948	1812	Orange Grove Rd	Bldg 3	121	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1092	9864800948	1812	Orange Grove Rd	Bldg 3	122	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1093	9864800948	1812	Orange Grove Rd	Bldg 3	123	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1094	9864800948	1812	Orange Grove Rd	Bldg 3	124	R10	1000	1160	Condominium	Y	Y	Cedar Creek Condominiums
1095	9865944781	221	Governor Burke Rd			R10	1000	1130	Res - Accessory structure	N	Y	Storage building
1096	9875315940	326	Gwen Rd			R20	1000	1130	Res - Accessory structure	N	Y	Garage
1097	9875326978	519	Gwen Rd		A	R20	1000	1130	Res - Accessory structure	N	Y	Storage building
1098	9874576895	1219	Highland Loop Rd			R20	1000	1130	Res - Accessory structure	N	Y	Storage building on lot adjacent to Ayr Mount
1099	9864362983	749	Latimer St			R10	1000	1130	Res - Accessory structure	N	Y	Home office
Section 5, Item F.	9865944781	225	NC 86 N			R10	1000	1130	Res - Accessory structure	N	Y	Shed
	9864362983	319	NC 86 N			R10	1000	1130	Res - Accessory structure	N	Y	Shed
1101	9875021310	212	Rencher St			R10	1000	1130	Res - Accessory structure	N	Y	Garage
1103	9864340085	716	Rex Dr			MHP	1000	1130	Res - Accessory structure	N	Y	Carport
1104	9865943265	205	Shawnee Dr			R10	1000	1130	Res - Accessory structure	N	Y	Storage building
1105	9865942513	206	Shawnee Dr			R10	1000	1130	Res - Accessory structure	N	Y	Swimming pool
1106	9874048143	203	US 70 A			AR	1000	1130	Res - Accessory structure	N	Y	Garage
1107	9874335162	520	US 70 A			AR	1000	1130	Res - Accessory structure	N	Y	Storage building
1108	9874292798	417	US 70 E			R20	1000	1130	Res - Accessory structure	N	Y	Storage building
1109	9874774387	1409	US 70 E			R20	1000	1130	Res - Accessory structure	N	Y	Storage building
1110	9864490416	1010	US 70 W			AR	1000	1130	Res - Accessory structure	N	Y	Pole barn
1111	9875022707	3034	Wandering Trl			R40	1300	1350	Temporary structure for shelter	N	Y	220 sq. ft. shelter/bothy
1112	9875406770	412	Buttonwood Dr	Bldg 1	100	R20	2000	2000	Commercial building	N	Y	Dynamic Electrical Solutions
1113	9875406770	412	Buttonwood Dr	Bldg 1	110	R20	2000	2000	Commercial building	N	Y	Dynamic Electrical Solutions
1114	9875406770	412	Buttonwood Dr	Bldg 2	200	R20	2000	2000	Commercial building	N	Y	Dynamic Electrical Solutions
1115	9875406770	412	Buttonwood Dr	Bldg 2	210	R20	2000	2000	Commercial building	N	Y	Dynamic Electrical Solutions
1116	9864337827	650	Dimmocks Mill Rd			R10	2000	2000	Commercial building	N	Y	Jeff Daulton AC Systems
1117	9874036514	233	S Churton St			HIC	2000	2000	Commercial building	N	Y	CBS Quality Cars
1118	9864800659	405	Thomas Burke Dr			MF	2000	2000	Commercial building	N	Y	Heritage Apartments leasing office
1119	9874303619	401	Valley Forge Rd			GI	2000	2000	Commercial building	N	Y	Builder's First Source (owned by Orange County)
1120	9874315787	500	Valley Forge Rd			GI	2000	2000	Commercial building	N	Y	OC Piedmont Food Processing Center
1121	9874329012	516	Valley Forge Rd			HIC	2000	2000	Commercial building	N	Y	

Count	PIN	Address #	Address Street	Bldg #	Unit #	Zoning	LBCS Code	LBCS Sub Code	LBCS Description	Dwelling Y/N	Verified Y/N	Notes
1122	9865931060	500	NC 57			NB	2000	2100	Office building	N	Y	Nevarom Office Plaza
1123	9865931060	502	NC 57			NB	2000	2100	Office building	N	Y	Nevarom Office Plaza
1124	9865931060	504	NC 57			NB	2000	2100	Office building	N	Y	Nevarom Office Plaza
1125	9865931060	506	NC 57			NB	2000	2100	Office building	N	Y	Nevarom Office Plaza
1126	9865931060	508	NC 57			NB	2000	2100	Office building	N	Y	Nevarom Office Plaza
1127	9865931060	510	NC 57			NB	2000	2100	Office building	N	Y	Nevarom Office Plaza
1128	9865831888	890	NC 86 N			LI	2000	2105	Government office	N	Y	Town of Hillsborough Fire Marshal
1129	9864394358	1020	US 70 W			EDD	2000	2105	Government office	N	Y	OC Northern Campus - DEAPR
1130	9864394358	1100	US 70 W			EDD	2000	2105	Government office	N	Y	OC Northern Campus - Parks operation base
1131	9875104533	300	US 70 E			GC	2000	2220	Restaurant	N	Y	The House at Gatewood
1132	9865906745	114	NC 86 N			GC	2000	2233	Gas station convenience shop	N	Y	DNG Mart
1133	9874501704	1811	NC 86 S			LO	2000	2233	Gas station convenience shop	N	Y	Hillsborough BP 305
1134	9863977490	2300	Old NC 86			HIC	2000	2233	Gas station convenience shop	N	Y	Randy's Citgo
1135	9865827560	412	NC 86 N			GC	2000	2281	Auto repair garage	N	Y	T&T Auto Service and Repair
1136	9874408928	1801	NC 86 S			HIC	2000	2281	Auto repair garage	N	Y	The Service Department
1137	9874683458	1207	US 70 E			GC	2000	2281	Auto repair garage	N	Y	Hillsborough Tire and Auto Center
1138	9875115526	231	Holman Dr			OI	2000	2600	Industrial buildings and structures	N	Y	OC Schools Transportation Dept (garage and bus maintenance)
1139	9875115526	233	Holman Dr			OI	2000	2600	Industrial buildings and structures	N	Y	OC Schools Transportation Dept
1140	9865816980	550	NC 86 N			OI	2000	2600	Industrial buildings and structures	N	Y	Orange County property adjacent to Motor Pool
1141	9865833029	570	NC 86 N			OI	2000	2600	Industrial buildings and structures	N	Y	Orange County Motor Pool
1142	9865833029	600	NC 86 N			OI	2000	2600	Industrial buildings and structures	N	Y	Orange County Public Works (Fleet Maintenance)
1143	9865833029	606	NC 86 N			OI	2000	2600	Industrial buildings and structures	N	Y	Orange Public Works Transportation AMPS
1144	9865843715	896	NC 86 N			LI	2000	2600	Industrial buildings and structures	N	Y	Thalle Construction
1145	9865840883	900	NC 86 N	Bldg 1		LI	2000	2600	Industrial buildings and structures	N	Y	Thalle Construction
1146	9873071422	123	Oakdale Dr			EDD	2000	2600	Industrial buildings and structures	N	Y	OC Schools Maintenance
1147	9863484091	2204	Chris Dr			MHP	3000	3220	Club house	N	Y	Oakdale MHP
1148	9864800948	1812	Orange Grove Rd			R10	3000	3220	Club house	N	Y	Cedar Creek Condominiums club house
1149	9865955127	216	Governor Burke Rd			R10	3000	3500	Religious	N	Y	Holy Family Catholic Church
1150	9875308560	219	Gwen Rd			R20	3000	3500	Religious	N	Y	Hillcrest Baptist Church
1151	9875302549	229	Joyce Rd			R20	3000	3500	Religious	N	Y	Life Point Church
1152	9875302549	119	Orange High School Rd			R20	3000	3500	Religious	N	Y	Life Point Church
1153	9875302549	121	Orange High School Rd			R20	3000	3500	Religious	N	Y	Life Point Church and Hillsborough Christian Academy
1154	9875301048	512	US 70 E			R20	3000	3500	Religious	N	Y	New Hope Church
1155	9864481147	403	West Hill Ave N			R10	3000	3500	Religious	N	Y	Faith Christian Fellowship Church
1156	9864380690	522	West Hill Ave N			AR	3000	3500	Religious	N	Y	Calvary Baptist Church (fellowship hall and parsonage)
1157	9864380690	530	West Hill Ave N			AR	3000	3500	Religious	N	Y	Calvary Baptist Church (church, school, day care)
1158	9864048660	1001	Ben Johnston Rd			OI	4000	4000	Institutional or Community Facility	N	Y	Kings Highway Park
1159	9874132066	255	Orange Grove St			AR	4000	4000	Institutional or Community Facility	N	Y	Town of Hillsborough - HYAA Ball Fields (future train station)
1160	9865732200	501	Rainey Ave			OI	4000	4000	Institutional or Community Facility	N	Y	Adjacent to Fairview Park
1161	9865735223	195	Torain St			OI	4000	4000	Institutional or Community Facility	N	Y	Fairview Park
1162	9864515385	620	Virginia Cates Rd			AR	4000	4000	Institutional or Community Facility	N	Y	Occoneechee State Natural Area
1163	9875210552	308	Orange High School Rd			OI	4000	4212	Junior high/middle school	N	Y	Orange Middle School
1164	9875125819	500	Orange High School Rd			OI	4000	4213	High School	N	Y	Orange High School
1165	9874579463	1225	Highland Loop Rd			R20	4000	4400	Museum/exhibition	N	Y	Ayr Mount - Historic Site
1166	9874483047	372	St Marys Rd			R20	4000	4400	Museum/exhibition	N	Y	Ayr Mount - Historic Site
1167	9874572226	376	St Marys Rd			AR	4000	4400	Museum/exhibition	N	Y	Ayr Mount - Historic Site
1168	9864394358	1200	US 70 W			EDD	4000	4600	Detention Center	N	Y	OC Northern Campus - Detention Center
Section 5, Item F.	9864394358	2100	Clarence Walters Rd			EDD	4000	4601	Correctional facility	N	Y	Orange Correctional Center
	9864394358	101	NC 86 N			OI	4000	4700	Cemetery	N	Y	Crestmont Memorial
1171	9864288228	500	Rosewood Rd			AR	4000	4700	Cemetery	N	Y	Rosewood Cemetery
1172	9865922181	401	NC 57			OI	4000	4800	Funeral Home	N	Y	Chavis Parker Funeral Home
1173	9865922181	405	NC 57			OI	4000	4800	Funeral Home	N	Y	Chavis Parker Funeral Home
1174	None	259	I 40 E			None	5000	5000	Transportation-related Facility	N	Y	Mile marker
1175	None	259	I 40 W			None	5000	5000	Transportation-related Facility	N	Y	Mile marker
1176	None	164	I 85 N			None	5000	5000	Transportation-related Facility	N	Y	Mile marker
1177	None	165	I 85 N			None	5000	5000	Transportation-related Facility	N	Y	Mile marker
1178	None	164	I 85 S			None	5000	5000	Transportation-related Facility	N	Y	Mile marker
1179	None	165	I 85 S			None	5000	5000	Transportation-related Facility	N	Y	Mile marker
1180	9874036624	231	S Churton St			HIC	5000	5210	Surface parking, open lot	N	Y	CBS Quality Cars
1181	9864416094	625	Virginia Cates Rd			AR	5000	5210	Surface parking, open lot	N	Y	Surface parking for Occoneechee State Natural Area
1182	9864048660	1000-UT	Ben Johnston Rd			OI	6000	6000	Utility-Nonbuilding Structure	N	Y	Kings Highway Park utility
1183	9875142435	401	Governor Burke Rd			R20	6000	6000	Utility-Nonbuilding Structure	N	Y	Burkes Meadow pump station/rec area
1184	9874591456	210	Miller Rd			R20	6000	6000	Utility-Nonbuilding Structure	N	Y	Hillcrest utility
1185	9863486179	2336	Nat Dr			MHP	6000	6000	Utility-Nonbuilding Structure	N	Y	Pump station
1186	9865931060	498	NC 57			NB	6000	6000	Utility-Nonbuilding Structure	N	Y	Pump station
1187	9865936476	515	NC 57			R20	6000	6000	Utility-Nonbuilding Structure	N	Y	Cameron Estates utility
1188	9873072758	2218	Old NC 86			EDD	6000	6000	Utility-Nonbuilding Structure	N	Y	Utility at Orange Correctional Center
1189	9864800948	1810	Orange Grove Rd			R10	6000	6000	Utility-Nonbuilding Structure	N	Y	Watertank for Cedar Creek Condominiums
1190	9865735223	601	Rainey Ave			OI	6000	6000	Utility-Nonbuilding Structure	N	Y	Pump station
1191	9865735223	559-UT	Rainey Ave			OI	6000	6000	Utility-Nonbuilding Structure	N	Y	Fairview Park utility address
1192	9865831888	589-UT	Rainey Ave			LI	6000	6000	Utility-Nonbuilding Structure	N	Y	Town of Hillsborough 86 N Facility utility

Count	PIN	Address #	Address Street	Bldg #	Unit #	Zoning	LBCS Code	LBCS Sub Code	LBCS Description	Dwelling Y/N	Verified Y/N	Notes
1301	9875023237	214	Rencher St			R10	9000	9000	No structure	N	Y	
1302	9864333776	706	Rex Dr			R10	9000	9000	No structure	N	Y	
1303	9864334905	708	Rex Dr			R10	9000	9000	No structure	N	Y	
1304	9864246264	736	Rex Dr			R10	9000	9000	No structure	N	Y	Dimmocks Mill
1305	9874672716	411	River Road			R20	9000	9000	No structure	N	Y	
1306	9865855425	115	Rocky Ln			R10	9000	9000	No structure	N	Y	Wilkerson Acres
1307	9864374637	311	Rosewood Rd			AR	9000	9000	No structure	N	Y	
1308	9874343207	201	Saponi Dr			R20	9000	9000	No structure	N	Y	Riverbend
1309	9865847351	111	Shawnee Dr			R10	9000	9000	No structure	N	Y	Wilkerson Acres
1310	9865849575	118	Shawnee Dr			R10	9000	9000	No structure	N	Y	Wilkerson Acres
1311	9865943225	211	Shawnee Dr			R10	9000	9000	No structure	N	Y	Wilkerson Acres
1312	9874371976	339	St Marys Rd			R20	9000	9000	No structure	N	Y	
1313	9874382193	343	St Marys Rd			R20	9000	9000	No structure	N	Y	
1314	9874384100	347	St Marys Rd			R20	9000	9000	No structure	N	Y	
1315	9874388190	361	St Marys Rd			R20	9000	9000	No structure	N	Y	
1316	9874482392	377	St Marys Rd			R20	9000	9000	No structure	N	Y	
1317	9874589729	431	St Marys Rd			GC	9000	9000	No structure	N	Y	
1318	9865649818	517	Tuliptree Rd			R10 (PO)	9000	9000	No structure	N	Y	Highland Woods
1319	9874238557	135	Tuscarora Dr			R20	9000	9000	No structure	N	Y	
1320	9875104533	240	US 70 E			GC	9000	9000	No structure	N	Y	
1321	9874686222	1215	US 70 E		B	GC	9000	9000	No structure	N	Y	Appears to have once been a duplex. No structure on 2024 tax record.
1322	9874311418	410	Valley Forge Rd			GI	9000	9000	No structure	N	Y	
1323	9875433423	619	Victoria Dr			R20	9000	9000	No structure	N	Y	Stratford Green
1324	9864616066	405	Virginia Cates Rd			R20	9000	9000	No structure	N	Y	
1325	9864363454	1112	W King St			R10	9000	9000	No structure	N	Y	
1326	9864253221	1201	W King St			AR	9000	9000	No structure	N	Y	
1327	9864480288	404	West Hill Ave N			R10	9000	9000	No structure	N	Y	
1328	9865935742	216	Willowbend Ln			R10	9000	9000	No structure	N	Y	Willowbend open space
1329	9865847080	224	Willowbend Ln			R10	9000	9000	No structure	N	Y	Willowbend open space
1330	9874497929	314	Buttonwood Dr			R20	9000	9000	No structure	N	Y	Hillcrest
1331	9875409146	315	Buttonwood Dr			R20	9000	9000	No structure	N	Y	Hillcrest
1332	9875409245	317	Buttonwood Dr			R20	9000	9000	No structure	N	Y	Hillcrest
1333	9875409336	401	Buttonwood Dr			R20	9000	9000	No structure	N	Y	Hillcrest
1334	9864361717	132	King Charles Rd			R10	9000	9000	No structure	N	Y	NC Wildlife Habitat Foundation land
1335	9865917220	213	NC 86 N			NB	9000	9200	Unclassifiable structure	N	Y	Dilapidated cinder block structure (unhabitable)
1336	9874220495	405	US 70 A			MHP	9000	9200	Unclassifiable structure	N	Y	Unhabitable dwelling from 1915 on NCDOT-owned property



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: February 20, 2025
Department: Planning & Economic Services Division
Agenda Section: 5G
Public hearing: Yes
Date of public hearing: February 20, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Text amendment to Unified Development Ordinance (UDO) Section 3.7.8, *Unified Development Ordinance and Map Amendments - Public Hearing* (staff-initiated)

Attachments:

1. Draft text amendment (mark-up)
2. Draft text amendment (clean)

Summary:

This text amendment clarifies the posted notice requirements for legislative hearings for UDO and map amendments. Subsection 3.7.8.4, *Posted Notice*, currently states, “The posted notice shall remain in place until after a final decision is rendered on the application.” This suggests that the posted notice should stay on site until after the Town Board’s vote. These posted notices advertise legislative hearings pursuant to [NC GS § 160D-602\(c\)](#), *Posted Notice*. Leaving a posted notice on site for weeks after a hearing has closed may confuse the public.

The amendment also proposes changes in grammar and syntax throughout the section, as well as some minor additions to better conform to NC GS § 160D-602, *Notice of hearing on proposed zoning map amendments*. However, the only substantive change is the clarification regarding posted notices.

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1: 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: Improve and streamline the development review approval and acceptance process.
 - Action: Update the Unified Development Ordinance to ensure development review processes are clear, responsive, predictable, and equitable while ensuring flexibility within design. Include requirement to obtain capacity assurance and Water and Sewer Extension Contract prior to rezoning or annexation requests.

Financial impacts: None.

Staff recommendation and comments: Staff recommends approval of the text amendment as written.

Action requested: Hold the public hearing. After the public hearing is closed, the Planning Board may make its recommendation if prepared to do so.

3. ADMINISTRATIVE PROCEDURES

3.7 UNIFIED DEVELOPMENT ORDINANCE AND MAP AMENDMENTS

3.7.8 ~~PUBLIC LEGISLATIVE~~ HEARING

~~Generally, The~~ the Town Board and the Planning Board ~~generally~~ shall hear applications for amendments to these documents ~~quarterly~~ at a ~~quarterly~~ joint legislative hearing. The Town Board may, in its discretion, schedule legislative hearings on applications at times other than the quarterly legislative hearing. The ~~Administrative Manual~~ Planning and Economic Development Division shall maintain a ~~includes the~~ schedule of ~~quarterly the~~ legislative hearing dates and filing deadlines.

3.7.8.1 Notice of Legislative Hearing

All notices required under this Ordinance shall comply with the North Carolina General Statutes. In addition, all notices shall, unless otherwise specified in this Ordinance, comply with the following.

~~3.7.8.2~~ 3.7.8.1.a Published Notice

Notice of each legislative hearing shall be ~~given by publishing said notice at least twice published~~ in a newspaper of general circulation in the Town, ~~stating and shall state~~ the time and place of ~~such the~~ hearing and the substance of the proposed amendment, ~~in accordance with the provisions of North Carolina General Statutes, Section 160D-601. This. The~~ notice shall appear in said newspaper once a week for ~~two (2)~~ successive weeks prior to the ~~public legislative~~ hearing, ~~the. The~~ first publication ~~not less than ten (10) days nor more than twenty-five (25) days shall be at least 10 but not more than 25 days prior to the hearing. When determining this 10-to-25-day period, the publication date shall not be included but the hearing date shall be included.~~

~~3.7.8.3~~ 3.7.8.1.b Mailed Notice

In the case of a proposed Zoning Map amendment, ~~in addition to the public notice requirement established in Section 3.7.7.2 above, the Planning Director also shall give notice~~ notice shall also be given by first class mail to the owner(s) of the subject property and to the owner(s) of ~~all parcels any part of which lies any parcel located either wholly or partially within five hundred (500) feet of the property boundaries of the~~ subject property. Mailed notice shall be deemed sufficient if mailed to the property owner(s) as shown on the current Orange County tax roll on the date of the notice. Notices must be deposited in the mail within the same 10-to-25-day period specified for the published notice. ~~The Planning Director~~ Planning and Economic Development staff shall certify to the Town Board that such notice was given.

~~3.7.8.4~~ 3.7.8.1.c Posted Notice

~~In the case of a proposed Zoning Map amendment, the Planning Director shall post notice on the subject property(ies) notice of the time, date, and location of the legislative hearing, and a summary of the requested amendment in a form established by the Planning Director, at least ten (10) days before the date fixed for legislative hearing. In computing such period, the day of posting shall not be counted, but the day of the hearing shall be counted. The~~

~~posted notice shall remain in place until after a final decision is rendered on the application. The posted notice shall be placed in a manner to provide visibility from the public right-of-way. The applicant shall ensure that the posted notice is maintained on the land until completion of the legislative hearing on the application. When a Zoning Map amendment is proposed, a hearing notice shall also be posted on the subject site or on an adjacent public street or highway right-of-way. The notice shall include the time, date, and location of the hearing and be posted within the same 10-to-25-day period specified for the published notice. When multiple parcels are included in a proposed Zoning Map amendment, posting on each individual parcel is not required, but sufficient notice(s) shall be posted to provide reasonable notice to the public.~~

3. ADMINISTRATIVE PROCEDURES

3.7 UNIFIED DEVELOPMENT ORDINANCE AND MAP AMENDMENTS

3.7.8 LEGISLATIVE HEARING

Generally, the Town Board and the Planning Board shall hear applications for amendments to these documents quarterly at a joint legislative hearing. The Town Board may, in its discretion, schedule legislative hearings on applications at times other than the quarterly legislative hearing. The Planning and Economic Development Division shall maintain a schedule of the legislative hearing dates and filing deadlines.

3.7.8.1 Notice of Legislative Hearing

All notices required under this Ordinance shall comply with the North Carolina General Statutes. In addition, all notices shall, unless otherwise specified in this Ordinance, comply with the following.

3.7.8.1.a Published Notice

Notice of each legislative hearing shall be published in a newspaper of general circulation in the Town and shall state the time and place of the hearing and the substance of the proposed amendment. The notice shall appear in said newspaper once a week for 2 successive weeks prior to the legislative hearing. The first publication shall be at least 10 but not more than 25 days prior to the hearing. When determining this 10-to-25-day period, the publication date shall not be included but the hearing date shall be included.

3.7.8.1.b Mailed Notice

In the case of a proposed Zoning Map amendment, notice shall also be given by first class mail to the owner(s) of the subject property and to the owner(s) of any parcel located either wholly or partially within 500 feet of the subject property. Mailed notice shall be deemed sufficient if mailed to the property owner(s) as shown on the current Orange County tax roll on the date of the notice. Notices must be deposited in the mail within the same 10-to-25-day period specified for the published notice. Planning and Economic Development staff shall certify to the Town Board that such notice was given.

3.7.8.1.c Posted Notice

When a Zoning Map amendment is proposed, a hearing notice shall also be posted on the subject site or on an adjacent public street or highway right-of-way. The notice shall include the time, date, and location of the hearing and be posted within the same 10-to-25-day period specified for the published notice. When multiple parcels are included in a proposed Zoning Map amendment, posting on each individual parcel is not required, but sufficient notice(s) shall be posted to provide reasonable notice to the public.