

**AGENDA**  
**JOINT PUBLIC HEARING**  
**HILLSBOROUGH TOWN BOARD and PLANNING BOARD**  
Thursday, April 19, 2006  
7:00 PM, Gordon Battle courtroom, New Orange County Courthouse

- ITEM #1: Call public hearing to order.
- ITEM #2: Continued hearing to Amend Flood Damage Prevention Ordinance to prohibit new development in the floodplain with exceptions for street, utilities, and recreation facilities.
- ITEM #3: **Zoning Ordinance Text Amendments** affecting parking requirements for retail and government uses
- ITEM #4: **Zoning Ordinance Text Amendments** to establish buffer requirements for intermittent streams and allow for staff stream determination
- ITEM #5: **Rezoning Request** from Fuqua Limited Family Partnership to correct zoning map error at 420 Calvin Street to rezone it from Residential-20 to Neighborhood Business (4.35.H.8 & 9)
- ITEM #6: **Special Use Permit** for Corbin Creek, a cluster subdivision of 20 lots on 12.24 ac between East Corbin St and US 70 Bypass with access from East Corbin Street (TMBL 4.37.A.2). *Speakers on this item will be sworn in*
- ITEM #7: **Special Use Permit** for Waterstone Community Park on a 22.05 acre site. Developer improvements include soccer field, playground, and parking; phase 2 plans include restroom facility, trails, and picnic locations on (TMBL 4.45..2K) *Speakers on this item will be sworn in*
- ITEM #8: Continued hearing on **Annexation, Zoning, and Master Plan application** from American Asset Corporation for the development of the Collins property and redevelopment of the Daniel Boone Village and Partin properties. *Speakers on this item will be sworn in*
- ITEM #9: Close hearing
- ITEM #10: Convene regular Planning Board meeting and conduct election of officers/appointments
- ITEM #11: Consideration of minutes from March 15 and March 22
- ITEM #12: Adjourn

*Please call the Clerk or Planning Department if you cannot attend  
732-1270 ext.71 or73*