

AGENDA
JOINT PUBLIC HEARING
HILLSBOROUGH TOWN BOARD and PLANNING BOARD
Tuesday, January 23, 2007
7:00 PM, Mural courtroom, New Orange County Courthouse

- ITEM #1: Call public hearing to order.
- ITEM #2: **Annexation and Zoning Request** from CCD Corp to annex 3.48 acres on NC 57 and have it zoned Light Industrial to match the 38.58 acres to the north. (Part of 4.4..1).
- ITEM #3: **Master Plan modifications** for Waterstone to: Increase the allowable retail square footage in Parcel 13 to 90,000; Increase the allowable retail square footage in Parcel 22 to 450,000, (*speakers for this item will need to be sworn in*)
- ITEM #4: **Rezoning and Special Use Permit Request** from Coucoulas/Knight Properties to rezone 2.16 ac on the west side of the 500 block of N Churton St from Residential-20 and Neighborhood Business to Entranceway Special Use with a Special Use Permit to build 20 residential condominium units beside the Sinclair Station building. TMBL 4.19.A.11,12,13. (*speakers for this item will need to be sworn in*)
- ITEM #5: **Special Use Permit** for Bellevue Development, LLC to convert the existing industrial buildings at 202 S Nash St to 85 apartment units and 200 parking spaces with driveway access from South Bellvue Ave. and parking on the east side of S Nash St.(TMBL 4.34.E.21, 4.34.E.21c, and 4.35.H.10) (*speakers for this item will need to be sworn in*)
- ITEM #6: Amend Section 3.4.1 and 4 of the Zoning Ordinance to create “cemetery, non-profit” as a conditional use and establish permit requirements.
- ITEM #7: Amend Flood Damage Prevention Ordinance to reflect updated floodplain maps and prohibit new development in the floodplain with exceptions for street, utilities, and recreation facilities.
- ITEM #8: Amend Section 21.7, Prevention of Demolition by Neglect, to clarify and streamline the existing language.
- ITEM #9: Close public hearing and convene special Planning Board meeting to offer a recommendation regarding the Flood Damage Prevention Ordinance amendments.
- ITEM #10: Convene special Town Board meeting to consider action of the Flood Damage Prevention Ordinance amendments.

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