

**AGENDA**  
**JOINT PUBLIC HEARING**  
**HILLSBOROUGH TOWN BOARD and PLANNING BOARD**  
Tuesday, April 25, 2006  
7:00 PM, Town Barn

- ITEM #1: Call public hearing to order.
- ITEM #2: **Annexation/Rezoning/Special Use Permit** to authorize Ashton Hall. The hearing is open to address property boundary issues only (TMBL 4.37.C.21 and 4.40.B.1). *Speakers on this item must be sworn in*
- ITEM #3: **Master Plan modification** for Waterstone to designate pod 6 as single family development and add residential units to pods 15, 18, and 22. *Speakers on this item must be sworn in*
- ITEM #4: **Rezoning Request** from Dwight Walters to rezone 1.67 acres on St. Mary's Road from R-20 to General Commercial (TMBL 4.21.C.7).
- ITEM #5: Discussion of when to schedule a hearing on delayed items.

The following items have been delayed due to an incorrect hearing date included in the newspaper notices:

1. **Annexation/Zoning/Master Plan** request for Old 86 Commons to annex 11.26 acres on the west side of Old NC 86 and request Entranceway Special Use Zoning. A Master Plan has been submitted for the site proposing 3 office buildings of 24,000 sf; 17,000 sf; and 4,000 sf (TMBL 4.49.A.2, 2e). Special Use Permits will be required before any building is constructed.
2. **Zoning Ordinance Text amendment** to create "outlet sales" as a defined and permitted use within the General Industrial and Light Industrial districts.
3. **Zoning Ordinance Text amendment** to amend the definition of "junk car" to coincide with the Town Code definition.
4. **Zoning Ordinance Text amendment** to Section 3.8, special exception permits for building heights.

*Please call the Clerk or Planning Department if you cannot attend  
732-1270 ext.71 or73  
Both lines are connected to voice mail*