



## PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

General use rezoning request for Oakdale Village outparcels  
PINs 9863-87-8657, 9863-97-1719, and 9863-97-2991  
November 20, 2025

**WHEREAS**, the Town of Hillsborough Planning Board has received and reviewed an application from Oakdale Hillsborough LLC to rezone three parcels totaling approximately 6.9 acres in area at Old NC 86 and Oakdale Drive (9863-87-8657, 9863-97-1719, and 9863-97-2991) from Entranceway Special Use (ESU) to General Commercial (GC); and

**WHEREAS**, North Carolina General Statute 160D-604 (Planning Board Review and Comment), paragraphs (b) (Zoning Amendments) and (d) (Plan Consistency), require that, when considering a proposed zoning map amendment, the Planning Board must advise and comment on whether the amendment is consistent with any adopted comprehensive or land-use plan, and any other applicable, officially adopted plan. The Planning Board must then provide a written recommendation to the Town Board of Commissioners addressing plan consistency and other matters deemed appropriate; and

**WHEREAS**, UDO §3.7.10 (Planning Board Recommendation) requires the written report be delivered to the Town Board of Commissioners within 30 days of the amendment's initial referral to the Planning Board; and

**WHEREAS**, after deliberation of the requested amendment, the Hillsborough Planning Board finds the following:

1. The proposed amendment **IS CONSISTENT** with the Town of Hillsborough Comprehensive Sustainability Plan, specifically with the following goal and strategy in the Land Use and Development chapter:
  - 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: Coordinate all plans, including land use, zoning, utility and infrastructure provision, and annexation policies, to ensure that future growth and development – including infill and redevelopment – establishes and follows land use and growth preferences.

2. The proposed map amendment **ADVANCES** identified goals and strategies found in the CSP and **PROMOTES** the public health, safety, and welfare by encouraging the completion of Oakdale Village, a commercial project, the master plan for which was approved in 2011. The applicant has identified the current zoning, Entranceway Special Use (ESU), as a barrier to completing the development because all development of the subject parcels is subject to the issuance of a special use permit. The board finds that completion of the Oakdale Village development is in the public interest and rezoning the subject properties to General Commercial (GC) will remove an administrative barrier while still limiting allowable land uses to those consistent with the original intent of Oakdale Village.

**WHEREFORE**, upon a motion by Robert Iglesias, seconded by Sherra Lawrence, the foregoing was put to a vote of the Board, the results of which vote are as follows:

Ayes: 6 (Frank Casadonte, Robert Iglesias, Sherra Lawrence, Tiffney Marley, Jeanette Benjey, and Carrie Winkler)

Noes: 0

Absent: 2 (Hooper Schultz and Sean Kehoe)

**NOW, THEREFORE**, the Board hereby **RECOMMENDS** that the Town Board of Commissioners **APPROVE** the requested zoning map amendment.

*Frank Casadonte*

Frank Casadonte (Dec 19, 2025 18:23:07 EST)

Frank Casadonte, Chair  
Town of Hillsborough Planning Board

Date of signature by Chair: Dec 19, 2025