

Hillsborough Board of Commissioners
Consistency Statement per NC GS § 160D-605

Request to amend the Official Zoning Map for the Town of Hillsborough
Parcel Identification Numbers (PINs) 9863-87-8657, 9863-97-1719, and 9863-97-2991

January 12, 2026

The Hillsborough Board of Commissioners has reviewed a request from Oakdale Hillsborough LLC to rezone three parcels totaling approximately 6.9 acres at Old NC 86 and Oakdale Drive from Entranceway Special Use (ESU) to General Commercial (GC).

The town board has determined the proposed action is **consistent** with the town's Comprehensive Sustainability Plan (CSP) because:

1. The proposed amendment is **consistent** with the following Land Use and Development chapter goal, strategy, and action:
 - Goal: 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 rezoning **advances** identified goals and strategies found in the CSP and **promotes** 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.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 12th day of January in the year 2026.

Ayes:

Noes:

Absent or excused:

Sarah E. Kimrey, Town Clerk