



PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Annexation and general use rezoning requests for 224 Oakdale Dr.
May 15, 2025

WHEREAS, the Town of Hillsborough Planning Board has received and reviewed applicant-initiated requests for a parcel identified as 224 Oakdale Drive (PIN 9863-86-4896), which is approximately 4.62 acres in area; and

WHEREAS, the submitted applications request to annex the property to the Town of Hillsborough and rezone it from R1 in Orange County to R10 in the Town of Hillsborough; 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 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: Analyze additional opportunities for infill and redevelopment

2. The proposed map amendment **ADVANCES** identified goals and strategies found in the Comprehensive Sustainability Plan and **PROMOTES** the public health, safety, and welfare by allowing the potential for infill development in a location and at a density consistent with the town's Future Land Use Map.

WHEREFORE, upon a motion by **Hooper Schultz**, seconded by **Christian Neuschmidt**, the foregoing was put to a vote of the Board, the results of which vote are as follows:

Ayes: 6 (Frank Casadonte, Hooper Schultz, Jeanette Benjey, Sherra Lawrence, Robert Iglesias, and Christian Neuschmidt)

Noes: 0

Absent: 2 (John Giglia, Tiffney Marley)

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

Frank Casadonte

Frank Casadonte (May 19, 2025 16:32 EDT)

Frank Casadonte, Chair

Town of Hillsborough Planning Board

Date of signature by Chair: 05/19/2025