

Memorandum

To: Town Board of Commissioners
From: Molly Boyle, Planner II
Cc: Shannan Campbell, Planning & Economic Development Manager
Date: June 9, 2025
Subject: Staff analysis – 224 Oakdale Drive annexation and rezoning requests



Summary of Application

Application Summary	
Property owner:	David Thomas Patterson Trustee
Applicant:	Nasser Massry of Starlight Construction LLC
Location:	224 Oakdale Drive (PIN 9863-86-4896)
Annexation type:	Voluntary, contiguous
Acreage:	+/- 4.62 acres
Applicant requests:	<ol style="list-style-type: none">1. Annex the property to the Town of Hillsborough; and2. Rezone it from R1 in Orange County to R10 in the town. (R10 is a residential zoning district with a minimum lot size of 10,000 square feet, which is about ¼ acre.) <p>If annexed and rezoned, the applicant intends to develop the property as a residential subdivision of approximately 15 lots.</p>

Staff review

Zoning designation

The applicant wants to rezone the property to R10, which would be consistent with [Unified Development Ordinance Section 4.1.1, Residential Districts](#). The R10 district is intended for moderate intensity neighborhoods and has a minimum lot size of 10,000 square feet (approximately 0.23 acres). Lots zoned R10 are to have water and sewer service, as well as direct access to a local or collector street.

Future Land Use Map designation

The Future Land Use Map shows this property in the Medium Density Residential category, which is defined below. [The interactive Future Land Use Map is available on the town's website.](#)

“These areas include existing and future areas for development of more dense residential neighborhoods that provide a diversity of housing types and housing options. Areas include single-family detached units, mobile homes, townhouses, duplexes, condominiums, apartments, senior housing, and other multi-family dwelling units. Housing densities should range from 3-8 dwelling units per acre. Other types of uses that may occur are schools, parks, and other public facilities.

[Compatible] Zoning Districts: R-10; R-15; R-20; Multi-Family; Mobile Home Park; Entranceway Special Use; Mixed Residential Special Use; Multi-Family Special Use; Residential Special Use”

Water and sewer availability

Staff anticipates being able to serve the project with improvements to be made at the developer’s expense (*e.g.*, upsizing outfalls).

Subdivision requirements

The applicant is requesting to annex and rezone the property to build a residential subdivision of about 15 lots. If the Town Board approves the annexation and rezoning, then the applicant can submit a subdivision plan for review. Subdivision plans proposing fewer than 20 lots are handled by staff. Staff will review the plan for compliance with the Unified Development Ordinance (UDO). Some current UDO requirements for the intended subdivision include:

- Construction of a public street, since new private streets can serve no more than four (4) lots ([UDO Section 6.21.4.4.a – Design Standards – Private Streets](#));
- 10% of the project area preserved as open space ([UDO Section 6.12.3, Open Space – Dedication Requirements](#)); and
- A stormwater control measure, if exceeding 10,000 square feet of land disturbance for the purpose of development (this would be triggered by the clearing of the new public right-of-way).

Staff estimates the new public right-of-way would be approximately 0.70 acres, or 30,492 square feet. Staff used the neighboring Oak Ridge subdivision for reference; the applicant has stated he intends to replicate that subdivision on this site.

The right-of-way for Red Oak Court, the public street that serves the Oak Ridge subdivision, is 0.71 acres (30,928 square feet) according to the recorded plat (Plat Book 91, Page 67 in the Orange County Registry). So, construction of the necessary public street alone would trigger the need for a stormwater control measure. You can read more about stormwater requirements in [Stormwater Standards for New Development and Re-development Projects](#).