



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: June 9, 2025
Department: Planning & Economic Development Division
Agenda Section: Regular
Public hearing: Yes
Date of public hearing: May 15, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Annexation and rezoning requests for 224 Oakdale Drive (PIN 9863-86-4896)

Attachments:

1. Annexation and rezoning applications
2. Vicinity, Zoning, and Future Land Use Maps
3. Joint public hearing – 500' notification ring and copy of mailed notice
4. Staff analysis
5. Planning Board statement
6. Consistency statement
7. Annexation and rezoning ordinances

Summary:

| 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> |

Joint Public Hearing

The Joint Public Hearing for this item was held on May 15, 2025. State law requires that the town advertise hearings for rezonings in the following ways. All these actions are to be initiated between 10 – 25 days before the hearing date:

- Publish notice in the newspaper once a week for two successive calendar weeks;

- Post a sign on the site; and
- Send mailed notices to those who own property abutting the subject parcel, using the mailing addresses listed on the County tax roll. Note that the Unified Development Ordinance increases this requirement, requiring notices to be mailed to property owners within 500 feet of the subject parcel.

On April 29, 2025, staff deposited written notices in the letter drop at the Post Office at 144 E. King St. An advertisement was placed in the News of Orange on April 30 and May 7, 2025. Staff posted a sign on the site on May 2, 2025.

For the written notices, staff assessed the 500-foot notification ring in Orange County GIS, which lists the property owners' mailing addresses per the Orange County tax roll. Staff downloaded that address data directly from GIS and mailed notices to those addresses. The post office has returned five notices, copies of which have been kept of file. The notices were stamped with the following:

- Vacant (1);
- No mail receptacle (3); and
- Not deliverable as addressed (1 – the mailing address on label matches the tax roll).

Four members of the public submitted written comments before the hearing. Staff forwarded those to the town board and Planning Board. Two members of the public spoke at the hearing: Ms. Cindy Talisman of 2105 Magnolia Lane and Ms. Robin Langford of 2401 Uphill Court.

Ms. Talisman expressed several concerns, including the following: traffic congestion; rate of growth; increased cost of living; insufficient public notice; and stormwater runoff. Ms. Langford requested that open space be preserved at the southern property boundary, as was done with the Oak Ridge subdivision to the west.

Planning Board recommendation

After the public hearing closed, the Planning Board unanimously recommended approval of the proposal (6-0). The Planning Board's consistency statement is attached.

Comprehensive Sustainability Plan goals:

Land Use & 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 and increased density in existing neighborhoods, focusing on the provision of water and sewer and other infrastructure and services.

Financial impacts:

None anticipated other than the standard impacts associated with in-fill residential development.

Staff recommendation and comments:

Please see the attached Staff Analysis for detailed comments. Staff recommends approval of the annexation and rezoning requests based on consistency with the town's adopted ordinances and plans.

Action requested: Vote on the annexation and rezoning requests.