



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: November 20, 2025
Department: Planning & Economic Development Division
Agenda Section: Public hearings
Public hearing: Yes
Date of public hearing: November 20, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Senior Planner

ITEM TO BE CONSIDERED

Subject: Annexation request for PINs 9863-68-0014 and 9863-67-2966 on Oakdale Drive

Attachments:

1. Annexation petition with plat and legal description
2. Vicinity, Zoning, and Future Land Use maps

Summary:

Annexation Request Details	
Owners	Edward T. Geiger & Ileen G. Moorman Trustee
Applicant	TMTLA Associates
Type of request	Voluntary and contiguous to existing town limits
Parcel ID Numbers (PINs)	9863-68-0014 and 9863-67-2966
Total acreage	Approximately 14.3 acres
Property location	The north side of Oakdale Drive, west of the Gatemoore subdivision
Zoning	Currently zoned R20 in the town's extra-territorial jurisdiction. No change in zoning is proposed.
Intended land use	Residential subdivision of +/- 16 lots

Comprehensive Sustainability Plan goal:

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.

Financial impacts:

None other than those associated with standard infill development.

Staff recommendation and comments:Planning comments

Staff has investigated the sufficiency of this petition and finds it compliant with the statutory requirements for contiguous annexations under NC GS § 160A-31, *Annexation by Petition*.

The properties are in the town's extra-territorial jurisdiction and zoned R20, a residential district with a 20,000 square foot minimum lot size. The applicant intends to develop a residential subdivision of about 16 lots, which would be consistent with the current zoning and the Future Land Use Plan, which categorizes the properties as Mixed Residential. You can view the Future Land Use Plan on the town's website here:

<https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/future-land-use-plan>.

Planning staff supports the annexation request based on its consistency with adopted town ordinances and plans.

Water and sewer infrastructure

There is an existing 6" water line in the Oakdale Drive right-of-way at the site. The applicant is coordinating with Engineering staff to determine the most viable method of extending sewer from the Gatemoore subdivision to the east.

Action requested:

Hold the public hearing. No Planning Board recommendation is required for annexation requests.