



PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

General use rezoning request for Oakdale Village outparcels
PINs 9863-87-8657, 9863-97-1719, and 9863-97-2991
November 20, 2025

WHEREAS, the Town of Hillsborough Planning Board has received and reviewed an application from Oakdale Hillsborough LLC to rezone three parcels totaling approximately 6.9 acres in area at Old NC 86 and Oakdale Drive (9863-87-8657, 9863-97-1719, and 9863-97-2991) from Entranceway Special Use (ESU) to General Commercial (GC); 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 Hillsborough Planning Board finds the following:

1. The proposed amendment **IS/IS NOT 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: Revise zoning and development regulations in accordance with the Future Land Use Plan and the Future Land Use Map and water and sewer needs. Condense land use classifications

2. The proposed map amendment **ADVANCES/DOES NOT ADVANCE** identified goals and strategies found in the CSP and **PROMOTES/DOES NOT PROMOTE** the public health, safety, and welfare by

 —.

WHEREFORE, upon a motion by _____, seconded by

_____,

the foregoing was put to a vote of the Board, the results of which vote are as follows:

Ayes:

Noes:

Absent:

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

 Frank Casadonte, Chair
 Town of Hillsborough Planning Board

Date of signature by Chair: _____