



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: Rezoning request for three parcels in Oakdale Village (PINs 9863-87-8657; 9863-97-1719; 9863-97-2991)

Attachments:

1. Rezoning application
2. Vicinity, Zoning, and Future Land Use Maps
3. UDO Table 5.1.8, Use Table for Non-Residential Districts (allowable uses in ESU and GC highlighted)
4. Draft Planning Board statement

Summary:

Oakdale Village Parcels – Rezoning Details	
Property owner	Oakdale Hillsborough LLC
Applicant	Tony M. Whitaker, PE
Parcel ID Numbers (PINs)	9863-87-8657; 9863-97-1719; 9863-97-2991
Location	Old NC 86 and Oakdale Drive
In town limits?	Yes
Acreage	Approx. 6.9
Current zoning	Entranceway Special Use (ESU)
Proposed zoning	General Commercial (GC)
Future Land Use category	Retail Services (no change proposed)

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/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.

Financial impacts:

None.

Staff recommendation and comments:**Background**

These three properties are part of Oakdale Village, a special use district approved in 2011 and intended for commercial development. Phase 1 has mostly developed, with the ABC Store, UNC medical office building, and retail/office building being completed several years ago. Phase 2 is still undeveloped.

The applicant is requesting to rezone the following parcels in Oakdale Village:

- Phase 2 outparcel (PIN 9863-87-8657)
- Retail/office building parcel, which still has some developable area (PIN 9863-97-1719)
- Stormwater control measure parcel (PIN 9863-97-2991)

Note that the stormwater control measure will remain since it is required to support the Oakdale Village development. More information about Oakdale Village is available on the town's website at <https://www.hillsboroughnc.gov/Home/Components/FacilityDirectory/FacilityDirectory/110/152>.

Zoning designation

The applicant wants to rezone these three properties from Entranceway Special Use (ESU) to General Commercial (GC). The allowable land uses in both districts are mostly comparable, with both districts being intended for a mix of commercial uses (*e.g.*, retail; office; service; employment). One key difference is that every allowable use in the Entranceway Special Use district requires a Special Use Permit. Only some uses in the General Commercial district require a Special Use Permit.

Note that the North Carolina General Assembly deauthorized special use zoning districts, like the Entranceway Special Use district, in 2021 with Chapter 160D of the General Statutes. However, properties zoned as special use districts before 2021, like Oakdale Village, are still valid.

Future Land Use Plan designation

General Commercial zoning would be compatible with the town's Future Land Use Plan. The plan shows this property in the Retail Services category, which envisions a variety of retail and commercial uses near existing residential and employment areas. The Future Land Use Plan is available on the town's website at <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/future-land-use-plan>.

Water and sewer availability

Engineering/Utilities determine if the town can serve a project when development plans are submitted. Since this is a general rezoning request with no site-specific development plan, staff cannot evaluate capacity at this time. Staff will evaluate capacity if/when it receives development plans for review. However, staff can confirm that there is existing water and sewer infrastructure at this site, including:

- An 8" water line in the Oakdale Drive right-of-way;
- A 12" water line in the Old NC 86 right-of-way; and
- An 8" sanitary sewer line and a 6" water line on the Oakdale Village site, serving the existing development.

Staff recommendation

Staff of the Planning and Economic Development Division recommend approval of the requested rezoning based on consistency with the Unified Development Ordinance and Future Land Use Plan.

Action requested:

Hold the public hearing. After the public hearing closes, the Planning Board may make its recommendation if prepared to do so.