



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: May 15, 2025
Department: Planning & Economic Development Division
Agenda Section: Public hearings
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

Summary:

224 Oakdale Drive – Annexation & Rezoning Requests	
Property owner:	David Thomas Patterson Trustee
Applicant:	Nasser Massry of Starlight Construction LLC
Annexation type:	Voluntary, contiguous
Parcel ID Number:	9863-86-4896
Acreage:	+/- 4.62 acres
Current zoning:	R1 in Orange County
Proposed zoning:	Residential-10 (R10) in the Town of Hillsborough
Future Land Use category:	Medium Density Residential
Proposed land use:	Residential subdivision (approx. 15 lots)

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. The subdivision properties would be subject to town taxes, and the town would provide municipal services.

Staff recommendation and comments: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 assuming certain improvements are made at the developer's expense (e.g., upsizing outfalls).

Staff recommendation

Staff recommends approval of the annexation and rezoning requests.

Action requested:

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