



TOWN OF
HILLSBOROUGH

APPLICATION
General Use Rezoning

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

This application is to rezone properties to General Use and/or Overlay Zoning Districts. If you want to rezone property to a Planned Development District, please use the Planned Development Rezoning Application.

SUBMITTAL REQUIREMENTS

- Complete application form, including signature Application fee per current Planning fee schedule

PROPERTY OWNER CONTACT

Name KEPSC Hillsborough LLC ("KEPSC")
Address 7001 Brush Hollow Rd., Ste 200, Westbury, NY 11590
Phone 919-██████████ Email ██████████@██████████

APPLICANT CONTACT

Name Robin L. Tatum as attorney for the Property Owner KEPSC
Address Post Office Box 2611, Raleigh, NC 27602
Phone 919-██████████ Email ██████████@██████████

PROPERTY DETAILS

Addresses/Location 715 US 70 East
Parcel ID Numbers 9874490155
Existing Land Uses/Structures Vacant
Total Acreage 13.44 Current Zoning ALN Proposed Zoning MF

CONSISTENCY WITH THE COMPREHENSIVE SUSTAINABILITY PLAN

Please describe how your proposed amendment is consistent with the town's Comprehensive Sustainability Plan, which is available online at <https://www.hillsboroughnc.gov/about-us/departments/community-services/public-space-and-sustainability/sustainability-initiatives>. You may include additional sheets if necessary.

The Growth Area Map (Figure 4.4) of the Town's Comprehensive Sustainability Plan designates the Property as a Potential Growth Area that the Town has deemed "ripe for additional compact and mixed-use development." Infill development on the Property is consistent with Land Use & Development Goal 1, which is to ensure that future growth and development is "aligned with smart growth principles." The proposed MF zoning is consistent with the Property's designation of Mixed Residential on the Future Land Use Plan.

GENERAL STANDARDS CONSIDERED BY THE BOARD OF COMMISSIONERS

A rezoning request is decided legislatively, meaning the Hillsborough Board of Commissioners votes whether to approve or deny the request. When considering the request, the commissioners are to consider ten factors listed in Unified Development Ordinance Sec. 3.7.2, General Standards/Findings of Fact. You can find the Unified Development Ordinance on the town’s website at <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/unified-development-ordinance>.

The ten factors are enclosed. Please describe how your proposed rezoning aligns with these factors. You may include additional sheets if necessary.

Applicant’s Responses:

1. The rezoning is consistent with the Property's designation as a Potential Grown Area in the Growth Area Map and the Property's designation of Mixed Residential on the Future Land Use Plan.
2. The rezoning will provide for more housing options, meeting a demonstrated community need.
3. The rezoning is consistent with surrounding land uses and is appropriate for the Property.
4. The rezoning will facilitate infill development, furthering a logical and orderly development pattern.
5. The rezoning will not encourage premature development.
6. The rezoning will not encourage strip or ribbon commercial development.
7. The rezoning is not spot zoning.
8. The rezoning will not result in adverse impacts on the property values of adjoining property.
9. The rezoning will not result in adverse environmental impacts.

SIGNATURES

I hereby agree to conform to all applicable laws and regulations of the Town of Hillsborough, County of Orange, and State of North Carolina as may be applicable to my request, and I certify that the information presented in this application is true and accurate to the best of my knowledge.

KEPSC Hillsborough, LLC

Printed name of owner



Signature

1-15-2026

Date

Robin L. Tatum
Attorney for KEPSC

Printed name of applicant



Signature

1-15-2026

Date

STAFF USE ONLY

Date received January 22, 2026

Received by SNC

Fee and receipt number \$1,672 (060827)

Tentative hearing date February 19, 2026

3.7 UNIFIED DEVELOPMENT ORDINANCE AND MAP AMENDMENTS

3.7.1 INTENT

It is the intent of this section to set forth the procedures for amending this Ordinance including the Official Zoning Map. Amendments shall be made by formal action of the Town Board. All proposed amendments shall be referred to the Planning Board for its consideration and recommendation. In no case shall final action be taken to amend this Ordinance until a duly advertised legislative hearing is held.

3.7.2 GENERAL STANDARDS/FINDINGS OF FACT

Before amending this Ordinance or the Official Zoning Map, the Town Board must consider, when conducting the process below, whether the request is consistent with the adopted Comprehensive Plan for the Town of Hillsborough.

Amending the Official Zoning Map (Rezoning) is a matter committed to the legislative discretion of the Town Board. In determining whether to adopt a proposed amendment, the Town Board shall consider and weigh the relevance of the following factors:

- 3.7.2.1** The extent to which the proposed amendment is consistent with all applicable Town-adopted plans.
- 3.7.2.2** The extent to which there are changed conditions that require an amendment.
- 3.7.2.3** The extent to which the proposed amendment addresses a demonstrated community need.
- 3.7.2.4** The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.
- 3.7.2.5** The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly development patterns.
- 3.7.2.6** The extent to which the proposed amendment would encourage premature development.
- 3.7.2.7** The extent to which the proposed amendment would result in strip or ribbon commercial development.
- 3.7.2.8** The extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to or incompatible with adjacent and surrounding zoning districts.
- 3.7.2.9** The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- 3.7.2.10** The extent to which the proposed amendment would result in significantly adverse environmental impacts, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

3.7.3 AUTHORITY TO APPLY

Subject to the limitations of the foregoing statement of intent, an amendment to this Ordinance, including the Official Zoning Map, may be initiated by:

- 3.7.3.1** The Town Board on its own motion.
- 3.7.3.2** The Planning Board.