

**BOARD OF COMMISSIONERS  
TOWN OF HILLSBOROUGH, NORTH CAROLINA**

**Consistency Statement per Section 160D-605**

*Request to amend the Official Zoning Map for the Town of Hillsborough -  
128 W. Margaret Lane (Parcel ID Number: 9874-06-2054)*

Aug. 26, 2024

The Board of Commissioners for the Town of Hillsborough has received and reviewed the request from Mr. Andrew B. Lloyd, Jr. to amend the town's Official Zoning Map as follows:

- *Rezone the parcel identified as 128 W. Margaret Lane (PIN 9874-06-2054) from Neighborhood Business Special Use (NBSU) to Neighborhood Business, a general use zoning district.*
- *If the Board of Commissioners is not amenable to a general use rezoning, then the applicant requests to expand the list of allowable land uses under the de facto Neighborhood Business Conditional Zoning district, under which the applicant and commissioners can negotiate a list of appropriate land uses for the property.*

The Board of Commissioners has determined that rezoning the parcel to Neighborhood Business Conditional Zoning **is/is not consistent** with the town's Comprehensive Sustainability Plan (CSP) because:

1. The proposed amendment **is/is not consistent** with the *Land Use and Development* chapter goal to "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: 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.

2. The proposed rezoning **does/does not** advance identified goals and strategies found in the CSP and does not promote public health, safety, and welfare because it would allow for infill/redevelopment inconsistent with the unique character of the neighborhood.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 26<sup>th</sup> day of August in the year 2024.

Ayes:

Noes:

Absent or excused:

---

Sarah E. Kimrey, Town Clerk