



PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Rezoning request for 515 Meadowlands Dr. (PIN 9874-71-9144)
May 21, 2026

WHEREAS, the Town of Hillsborough Planning Board has received and reviewed an application from Grace Hill Church Incorporated to rezone a parcel approximately 1.44 acres in area at 515 Meadowlands (PIN 9874-71-9144) from High Intensity Commercial (HIC) to Economic Development District (EDD); 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 Section 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 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** identified goals and strategies found in the Comprehensive Sustainability Plan and **PROMOTES** the public health, safety, and welfare by resolving a non-conformity created by a town-initiated text amendment in 2018 and allowing the existing church to use more of the building it owns for worship.


WHEREFORE, upon a motion by Robert Iglesias, seconded by Hooper Schultz, the foregoing was put to a vote of the Board, the results of which vote are as follows:

Ayes: 6 (Jeannette Benjey; Robert Iglesias; Megan Kimball; Sherra Lawrence; Hooper Schultz; Carrie Winkler)

Noes: 0

Absent: 2 (Sean Kehoe; Kimberly Landaverde)

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


[Hooper Schultz \(Jun 10, 2026 10:41:42 EDT\)](#)

Hooper Schultz, Chair
Town of Hillsborough Planning Board

Date of signature by Chair: Jun 10, 2026