



CONSISTENCY STATEMENT

Pursuant to NC GS § 160D-605, Governing board statement

for a Request to Rezone 515 Meadowlands Drive (PIN 9874-71-9144)

June 22, 2026

The Hillsborough Board of Commissioners has reviewed a request from Grace Hill Church Incorporated to rezone a parcel approximately 1.44 acres in area at 515 Meadowlands Drive (PIN 9874-71-9144) from High Intensity Commercial to Economic Development District.

The town board has determined the proposed action is consistent with the town's Comprehensive Sustainability Plan because:

Section 1. The proposed amendment is **consistent** with the Comprehensive Sustainability Plan, specifically the following goal, strategy, and action in the Land Use and Development chapter of the plan:

- (a) Goal: Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth and principles and consider infrastructure constraints such as water and wastewater system capacity.
- (b) Strategy: Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.
- (c) Action: Revise zoning and development regulations in accordance with the Future Land Use Plan and Future Land Use Map and water and sewer needs. Condense land use classifications.

Section 2. The proposed map amendment **advances** identified goals and strategies found in the Comprehensive Sustainability Plan and promotes the public health, safety, and welfare because the zoning district requested by the property owner, although less intensive than the original zoning district, will do the following:

- (a) Address a non-conformity created by a town-initiated text amendment to the Unified Development Ordinance in 2018;
- (b) Align with the town's Unified Development Ordinance and Comprehensive Sustainability Plan; and
- (c) Allow for a variety of commercial/non-residential uses on the site, which is desirable in the Meadowlands development.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in the year 2026.

Ayes:

Noes:

Absent or excused:

Sarah E. Kimrey, Town Clerk