

**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 -
Waterstone South Planned Development District*

September 9, 2024

The Board of Commissioners for the Town of Hillsborough has received and reviewed the request from Capkov Ventures, Inc. and Woodsedge Properties, LLC to amend the town's Official Zoning Map as follows:

- *Rezone approximately 99.14 acres from R1 (County), EDH-2 (County), and ESU (Town) to a Planned Development (PD) district for apartments, townhomes, and various nonresidential uses, such as medical, hospital, office, and neighborhood commercial*
(Parcel Identification Numbers: 9873-42-2375; 9873-42-5271; 9873-42-5076; 9873-41-5972; 9873-41-6716; 9873-51-0737; 9873-50-2573; 9873-50-4152; 9872-49-0872; and a portion of 9873-41-0172)

The Board of Commissioners has determined that the proposed rezoning **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: Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.

2. The proposed regulations **advance/do not advance** identified goals and strategies found in the CSP and promote public health, safety, and welfare by creating more diversity in the town's housing stock, creating more affordable housing options in the community, and adding commercial development at Waterstone Drive and NC 86 S.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 9th day of September in the year 2024.

Ayes:

Noes:

Absent or excused:

Sarah E. Kimrey, Town Clerk