

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

Consistency Statement per Section 160D-605
Request to amend the Paliouras Tract Master Plan

November 12, 2024

The Board of Commissioners for the Town of Hillsborough has received and reviewed the request from Comet Development, LLC and Paliouras Enterprises, LLC to amend the Paliouras Tract Master Plan to change the allowable land uses for Lots 1, 2, and 8 as shown in the Master Plan from retail and hotel to multi-family residential, subject to the conditions listed in staff's analysis.

The Town Board of Commissioners has determined that the proposed master plan amendment **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 amendment **advances/does 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 and creating more affordable housing options in the community.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 12th day of November in the year 2024.

Ayes:

Noes:

Absent or excused:

Sarah E. Kimrey, Town Clerk