

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

Consistency Statement per NC GS § 160D-605

Request to amend Table 6.3.1, Dimensional Requirements – Residential in the
Unified Development Ordinance of the Town of Hillsborough (applicant-initiated)

September 8, 2025

The Board of Commissioners for the Town of Hillsborough has received and reviewed a request from WP East Acquisitions LLC to amend Table 6.3.1 in the Unified Development Ordinance to increase the maximum density and building height requirements for the Multi-Family and Multi-Family Special Use districts (MF & MFSU).

The Board of Commissioners has determined the proposed action is **consistent** with the town's Comprehensive Sustainability Plan (CSP) because:

1. The proposed amendment is **consistent** with the following Land Use and Development chapter goal, strategy, and action:
 - Goal: 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: Ensure that land use and development regulations are aligned with preferred future land use and growth patterns.
 - Action: Ensure that the Unified Development Ordinance incorporates strategies to achieve a mix of housing types through zoning.
2. The proposed rezoning **advances** identified goals and strategies found in the CSP and **promotes** public health, safety, and welfare because it incentivizes affordable housing through density and height bonuses.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 8th day of September in the year 2025.

Ayes:

Noes:

Absent or excused:

Sarah E. Kimrey, Town Clerk