



## PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

General use rezoning request for 715 US Highway 70 East (PIN 9874490155) with development agreement  
March 19, 2026

**WHEREAS**, the Town of Hillsborough Planning Board has received and reviewed an application from KEPSC LLC to rezone a parcel of approximately 13.44 acres in area at 715 US Highway 70 East (PIN 9874490155) from Assisted Living Neighborhood (ALN) to Multi-Family (MF); 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 §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:
  - 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: Analyze additional opportunities for infill and redevelopment and increased density in existing neighborhoods, focusing on the provision of water and sewer and other infrastructure and services.

2. The proposed map amendment **ADVANCES** identified goals and strategies found in the CSP and **PROMOTES** the public health, safety, and welfare by creating additional single-family attached housing opportunities in the Town of Hillsborough near existing amenities and resources, such as a school and a grocery store.

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

Ayes: 6 (Hooper Schultz, Sherra Lawrence, Jeanette Benjey, Robert Iglesias, Kimberly Landaverde, and Carrie Winkler)

Noes: 0

Absent: 1 (Sean Kehoe)

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

*Hooper Schultz*

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Hooper Schultz, Chair  
Town of Hillsborough Planning Board

Date of signature by Chair: Mar 20, 2026