



PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Unified Development Ordinance Text Amendment request from the Planning and Economic Development Division to amend Section 3.13, *Administrative Procedures – Site Plan Review* September 19, 2024

WHEREAS, the Town of Hillsborough Planning Board has received and reviewed an application from Planning and Economic Development staff to amend the Town of Hillsborough UDO (Unified Development Ordinance) as follows:

Amend UDO §3.13 (Administrative Procedures – Site Plan Review) to exempt the following uses from site plan review and approval requirements: bona fide farms and agricultural uses; single-family dwellings; attached dwellings with 2-4 units; manufactured homes; new structures equal to or less than 5,000 sq. ft. in gross floor area; and the expansion of existing development under specific conditions.

These uses would still be subject to any other necessary approvals or permitting requirements (e.g., zoning compliance permit; building permit; riparian buffer authorization).

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 text 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 discussion and deliberation on the requested amendment, the Planning Board finds:

1. The proposed amendment **IS/IS NOT CONSISTENT** with the Town of Hillsborough CSP (Comprehensive Sustainability Plan); specifically, the *Town Government and Public*

Services chapter goal to “Adopt local laws, regulations, and policies that help to achieve sustainable and equitable outcomes.”

2. The proposed regulations **ADVANCE/DO NOT ADVANCE** identified goals and strategies found in the CSP and **PROMOTE/DO NOT PROMOTE** the public health, safety, and welfare by setting more appropriate review requirements for smaller projects, including small-scale multi-family buildings.

WHEREFORE, upon a motion by _____, seconded by _____, the foregoing was put to a vote of the Board, the results of which vote are as follows:

Ayes:

Noes:

Absent:

NOW, THEREFORE, the Board hereby **RECOMMENDS** that the Town Board of Commissioners **APPROVE/DENY** the requested text amendment.

Frank Casadonte, Chair
Town of Hillsborough Planning Board

Date of signature by Chair: _____, 2024