



## PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Unified Development Ordinance Text Amendment request from a resident regarding attached dwellings in the General Commercial district

September 19, 2024

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

*Amend UDO §5.1.8 (Use Table for Non-residential Districts) to allow attached dwellings units with 5 units or more in the General Commercial district with the issuance of a Special Use Permit.*

**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 following goal and strategy in the *Land Use and Development* chapter:

- 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.

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 \_\_\_\_\_.

**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