



## PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Unified Development Ordinance Text Amendment request from a resident regarding freestanding (detached) accessory dwelling units  
September 19, 2024

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

*Amend UDO §5.2.8 (Dwelling, Accessory) to allow freestanding (detached) accessory dwelling units on private streets.*

**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 making access requirements for freestanding (detached) accessory

dwelling units consistent with access requirements for accessory dwelling units within principal single-family dwellings (attached).

**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.

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Frank Casadonte, Chair  
Town of Hillsborough Planning Board

Date of signature by Chair: \_\_\_\_\_, 2024