



PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Unified Development Ordinance Text Amendment request from
Town of Hillsborough Department of Community Services,
Planning and Economic Development Division
May 16, 2024

WHEREAS, the Town of Hillsborough Planning Board has received and reviewed an application from the Town's Department of Community Services, Planning and Economic Development Division, to amend the Town of Hillsborough UDO (Unified Development Ordinance) as follows:

- *Amend UDO Sections 5.2.8 (Dwelling, Accessory) and 5.2.18 (Home Occupation) to a) allow larger accessory dwelling units and home occupations, and b) establish minimum setback and location requirements for freestanding (i.e., detached) accessory dwelling units;*
- *Amend UDO Section 9.1.5.2 (Permissible Encroachment into Required Setbacks) to allow freestanding accessory dwelling units to encroach into side and rear yard setbacks like other accessory buildings; and*
- *Amend UDO Section 5.2.39.1 (Planned Development – Standards of Evaluation) to correct a scrivener error identified by the Planning Manager.*

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 *Land Use and Development* chapter goal to “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.

2. The proposed regulations advance identified goals and strategies found in the CSP, and promote the public health, safety, and welfare by helping to address missing middle housing options in the community and increasing flexibility for small, home-based businesses.

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: _____