



## PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Request to amend the Historic District Design Standards 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's Historic District Design Standards as follows:

*Amend the following sections to a) make the design standards more user-friendly, b) increase flexibility for sustainable energy in the historic district, and c) prevent minor changes from needlessly going to the Historic District Commission for review:*

- *Section 1 – Navigating the Historic District Commission Review Process*
- *Section 4 – Masonry; Windows; Sustainability and Energy Retrofit; Utilities*
- *Section 6 – Site Features and Plantings; Fences and Walls; Walkways, Driveways, and Off-Street Parking; Art*
- *Appendices – Glossary of Architectural Terms, Ordinary Maintenance and Repair and Minor Works, Historic District Compatibility Matrix*

**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 *Social Systems & Public Space* chapter goal to “build and strengthen social cohesion and sense of community through the support and development of arts and culture, events and entertainment, and preservation initiatives in an equitable and sustainable manner.” Strategies: Develop and adopt policies that contribute to meeting social systems and public space goals; and adopt regulations that contribute toward establishing equitable and sustainable social systems and public spaces.

2. The proposed regulations advance identified goals and strategies found in the CSP, and promote the public health, safety, and welfare by making the design standards easier for the public to navigate and by increasing flexibility for sustainable energy in the historic district.

**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: \_\_\_\_\_