



## PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Applicant-initiated text amendment to UDO Section 9.1.5.2,  
*Definitions: Setbacks – Permissible Encroachment into Required  
Setbacks*  
March 20, 2025

**WHEREAS**, the Town of Hillsborough Planning Board has received and reviewed an applicant-initiated text amendment to UDO Section 9.1.5.2, *Definitions: Setbacks – Permissible Encroachment into Required Setbacks*; and

**WHEREAS**, North Carolina General Statute 160D-604 (Planning Board Review and Comment), paragraphs (c) (Review of Other Ordinances and Actions) and (d) (Plan Consistency), require that, when considering a proposed amendment to development regulations, 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 deliberation of the requested amendment, the Planning Board finds:

1. The proposed amendment **IS CONSISTENT** with the Town of Hillsborough CSP (Comprehensive Sustainability Plan), specifically with the following goal, strategy, and action in the *Town Government and Public Services* chapter:

- Town Government & Public Services Goal 2: Adopt local laws, regulations, and policies that help to achieve sustainable and equitable outcomes.
  - Strategy: Develop and adopt policies that help accomplish town goals.
  - Action: Regularly review and update town policies as new information is garnered and achievements are met.

2. The proposed map amendment **ADVANCES** identified goals and strategies found in the CSP and **PROMOTES** the public health, safety, and welfare by making setback requirements more consistent for different types of accessory uses.

**WHEREFORE**, upon a motion by **Hooper Schultz**, seconded by **Robert Iglesias**, the foregoing was put to a vote of the Board, the results of which vote are as follows:

Ayes: 7 (Frank Casadonte, Hooper Schultz, John Giglia, Jeanette Benjey, Sherra Lawrence, Robert Iglesias, and Tiffney Marley)

Noes: 0

Absent: 1 (Christian Schmidt)

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

*Frank A Casadonte*

Frank A Casadonte (Mar 25, 2025 13:56 EDT)

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Frank Casadonte, Chair  
Town of Hillsborough Planning Board

Date of signature by Chair: 03/25/2025 \_\_\_\_\_