



## PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Staff-initiated text amendment to Unified Development Ordinance  
Section 3.7.8, *Administrative Procedures: UDO and Map  
Amendments – Public Hearing*  
March 20, 2025

**WHEREAS**, the Town of Hillsborough Planning Board has received and reviewed a staff-initiated text amendment to UDO Section 3.7.8, *Administrative Procedures: Unified Development Ordinance and Map Amendments – Public Hearing*; 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 *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: Improve and streamline the development review approval and acceptance process.

- Action: Update the Unified Development Ordinance to ensure development review processes are clear, responsive, predictable, and equitable while ensuring flexibility within design. Include requirement to obtain capacity assurance and Water and Sewer Extension Contract prior to rezoning or annexation requests.

2. The proposed map amendment **ADVANCES** identified goals and strategies found in the CSP and **PROMOTES** the public health, safety, and welfare by clarifying public hearing notice requirements.

**WHEREFORE**, upon a motion by **Tiffney Marley**, seconded by **John Giglia**, 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)

Frank Casadonte, Chair  
Town of Hillsborough Planning Board

Date of signature by Chair: 03/25/2025