



TOWN OF
HILLSBOROUGH

GENERAL APPLICATION Amendment to Future Land Use Map, Unified Development Ordinance or Official Zoning Map

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9477 | Fax: 919-644-2390
www.hillsboroughnc.gov

This application is for amendments to the Comprehensive Sustainability Plan, Unified Development Ordinance, and/or Official Zoning Map. Incomplete applications will not be accepted or processed.

OFFICIAL USE ONLY		
Case Number:	Fee: \$ 400.00	Receipt No.: 060352
FLUM Designation: Rural Living	Zoning District: AR	Overlay Zone: NA

Amendment Type: <input type="checkbox"/> Future Land Use Map <input checked="" type="checkbox"/> Unified Development Ordinance Text	
<input type="checkbox"/> Zoning Map – General Use or Overlay District <input type="checkbox"/> Zoning Map – Planned Development District	

PROPERTY LOCATION AND DESCRIPTION	
Property Address or Location: 211 South Cameron Street	
PIN(s): 9874-15-5366	Size of Property (Acres/Sq. Ft.): 0.46 acres
Current Use of Property: Single-family dwelling	
Current Zoning Classification(s): AR (Agricultural-Residential)	
Proposed Zoning Classification(s): NA	

CERTIFICATION AND SIGNATURES	
Applications will not be accepted without signature of legal property owner or official agent.	
I certify that the information presented by me in this application and all accompanying documents are true and accurate to the best of my knowledge, information, and belief; and I acknowledge that the processing of this application may require additional town, county and/or state permits, approvals, and associated fees.	
Applicant Name: Michael Reeves	Legal Property Owner Name: same as applicant
Mailing Address: 211 South Cameron Street	Mailing Address:
City, State, ZIP Code: Hillsborough, NC 27278	City, State, ZIP Code:
Telephone: 208-621-4771	Telephone:
Email: michael-s-reeves@yahoo.com	Email:
Signature: [Signature]	Signature:
Date: 1-17-2024	Date:

Applicant signed 1-14-2025 - MB

Dear Hillsborough Board of Commissioners and Planning Board:

We have an application before you to consider an amendment to the Town of Hillsborough's Uniform Development Ordinance (UDO) related to how residential swimming pools are treated. Please let us give you some background on our particular situation and our interest in resolving the issue.

We built a pool on our property at 211 S Cameron Street during 2024. It was literally during the last step of our pool construction process (getting the "As Built" survey that is required to pass the final town inspection) that we learned that our pool contractors – Anthony & Sylvan – had built a small section of our pool over our property's setbacks at our pool's northeastern corner.

While the setback violation was not substantial (amounting to approximately 1.5' directionally and approximately 15.4 square feet overall), we acknowledge that we cannot get the Town of Hillsborough's final approval on our pool until this issue is resolved and we receive a final pass from Town Planning.

Investigating the issue on our own, we learned that our pool contractors, Anthony & Sylvan, were operating under a 10' setback assumption when the property's setbacks were in fact 30'. Anthony & Sylvan submitted its application for our pool permit with a 10' setback. The Town of Hillsborough corrected the application, noting 30' setbacks. This issue should have been corrected by the pool company at the time the permit was sent back, well before digging began.

There is no way for us to be certain why Anthony & Sylvan missed this issue as it related to our pool, but we can make inferences. Our project and apparently several others experienced delays due to a personnel situation with our project manager, ultimately leading to his departure during the early stages of our pool build. I also understand that the "permit runner" for Anthony & Sylvan's Triangle office left the company during the time period in question. Our pool and design consultant told us that these issues contributed to the fact that this situation was never brought to his attention. At this same time, Hillsborough's Assistant Town Planner who had worked on our permit left her employment with the Town, likely further contributing to the issue.

In our discussions with Town Planning around how to resolve the issue, we have learned that other lots in Hillsborough (R-20, R-15 and R-10 lots, for example) have shorter rear setbacks (20 feet) and even shorter side yard setbacks of 15 feet in the case of the R-15 and R-10 lots.

We also learned that other nearby municipalities have dramatically reduced setbacks relative to the Town of Hillsborough and often explicitly treat a pool as an "accessory structure" vs part of the principal structure, as is the case in Hillsborough.

We are not trying to make excuses for the mistake our pool contractor made and acknowledge that it is their job to follow the Town's UDO, but could see where they might have made their initial error. In thinking about the best way to resolve the issue, it seems to make sense to bring Hillsborough's UDO in line with nearby, similarly situated municipalities.

Thank you for considering our application at this meeting.



Julie & Michael Reeves | 211 S Cameron St | Hillsborough, NC 27278