



PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

General use rezoning request for 119 W. Orange Street
March 20, 2025

WHEREAS, the Town of Hillsborough Planning Board has received and reviewed an application from Ms. Dianne Cates to rezone her property from R20 to R10; and

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 zoning map 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 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 and strategy 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: Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.

2. The proposed map amendment **ADVANCES** identified goals and strategies found in the CSP and **PROMOTES** the public health, safety, and welfare by allowing for infill development downtown in a location where water and wastewater system capacity is available.

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 zoning map 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