

# Agenda

## PLANNING BOARD

### Regular Meeting

6:30 p.m. December 21, 2023

Human Resources Training Room, Town Hall Administration Building  
101 E. Orange Street



1. **Call to order and confirmation of quorum**
2. **Agenda changes and approval**
3. **Approval of minutes (August 17, 2023 Joint Public Hearing)**
4. **Adopt 2024 Planning Board meeting schedule**

### 5. Discussion Items

A. UDO text amendment: Riparian buffers and variances

An amendment proposed by Stormwater and Environmental Services that updates sections on riparian buffers and associated variance procedures

B. UDO text amendment: Streets

An amendment clarifying requirements for streets in Hillsborough's jurisdiction and when those requirements apply

C. UDO text amendment: Government maintenance yards

Proposes to make government maintenance yards permitted by right in the Light Industrial (LI) district instead of requiring a special use permit (SUP)

D. UDO text amendment: Off-street parking

An amendment to clarify off-street parking regulations and consolidate them under Section 6.13 *Parking, Loading, and Circulation*

E. UDO text amendment: Accessory dwelling units (ADUs) and home occupations

Proposes to allow larger ADUs and home occupations and also to establish minimum setback/location requirements for detached ADUs

### 6. Updates

- A. Board of Adjustment
- B. Parks and Recreation Board
- C. Staff and Board Members

### 7. Adjournment

*Interpreter services or special sound equipment for compliance with the Americans with Disabilities Act is available on request. If you are disabled and need assistance with reasonable accommodations, call the Town Clerk's Office at 919-296-9443 a minimum of one business day in advance of the meeting.*

101 E. Orange St., PO Box 429, Hillsborough, NC 27278  
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## **Public Comment Instructions**

For agenda items and items not on the agenda

### **Public Comment — Written**

Members of the public may provide written public comment by submitting it via the Planning Board [contact form](#) by noon the day of the meeting.

When submitting the comment, include the following:

- Date of the meeting
- Agenda item you wish to comment on (Example: 5C)
- Your name, address, email, and phone number

### **Public Comment — Verbal**

Members of the public can indicate they wish to speak during the meeting by contacting the Planning Board's staff support at 919-296-9477 or through the board [contact form](#) by noon the day of the meeting.

When submitting the request to speak, include the following:

- Date of the meeting
- Agenda item you wish to speak on (Example: 5C)
- Your name, address, email, and phone number

Members of the public can also attend the meeting and sign up to speak prior to the meeting starting. For concerns prior to the meeting related to speaking, contact staff support at 919-296-9477.