

Agenda

PLANNING BOARD

Remote Joint Public Hearing

7:00 p.m. October 21, 2021

Virtual meeting via YouTube Live

[Town of Hillsborough YouTube channel](#)



Due to current public health concerns, this meeting will be conducted remotely using Zoom. Public comment instructions are available below the agenda.

1. **Call to order and confirmation of quorum**
2. **Agenda changes and approval**
3. **Open the Public Hearing**
4. **Development projects**
 - A. **Annexation** - Orange County requesting annexation of approximately 12.9 acres on Valley Forge Road
 - B. **Rezoning** - Hunter and Veronica Beattie requesting rezoning of 0.65 acres at 244 Cornelius Street to change from Residential-10 to General Commercial
5. **Text amendments to the Unified Development Ordinance**
 - A. Section 7.5 to clarify automatic setback reductions for nonconforming lots
 - B. Remove option for applicants to seek waivers and replace with targeted flexibility:
 1. Portions of Section 1, 3, and 6 to remove waiver reference and authorization
 2. Section 6.3 to amend the density allowed in the multi-family zone and add a bonus for affordable housing
 3. Section 6.5.7 to amend buffer requirements to address utilities and stormwater control mechanisms
 4. Section 6.11 to add flexibility in minimum lighting levels and create use-specific lighting standards
 5. Section 6.13 to add range to number of spaces required and add a parking reduction for affordable housing
 6. Section 6.17 to add flexibility to resolve utility and street tree conflicts
 7. Section 6.22 to modify tree preservation language
6. **Close the public hearing**
7. **Adjournment**

Interpreter services or special sound equipment for compliance with the American 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.

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: 5.C)
- 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 919-296-9471 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: 5.C)
- Your name, address, email and phone number (The phone number must be the number you plan to call in from if participating by phone.)

Prior to the meeting, speakers will be emailed a Zoom participant link to be able to make comments during the live meeting. Speakers may use a computer (with camera and/or microphone) or phone to make comments. Speakers using a phone for comments must use the provided PIN/password number.

The public speaker's audio and video will be muted until the board gets to the respective agenda item. Individuals who have pre-registered will then be brought into the public portion of the meeting one at a time.

For concerns prior to the meeting related to speaking, contact staff support at 919-296-9471.