



UPDATE: LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT REGARDING MODIFICATIONS TO HISTORIC DISTRICT COMMISSION RELATED SECTIONS 3.6.2 AND 8.4

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Ben Hitchings, Director
John Richardson, Community Resilience Officer
Julie Curry, Liaison to Historic District Commission

PROPERTY ADDRESS Historic Districts (map attached)	MEETING DATE May 9, 2018	REQUESTED BY Town of Chapel Hill
STAFF’S RECOMMENDATION That the Council receive an update from staff regarding the status of text amendments to modify Sections 3.6.2 and 8.4 of the Land Use Management Ordinance, and cancel tonight’s Public Hearing to allow the Historic District Commission more time to provide input on any text amendments.		
ITEM OVERVIEW At the October 18, 2017 Council Public Hearing ¹ , the Council Committee on Boards and Commissions proposed a series of six adjustments to the Land Use Management Ordinance with the interest of improving procedures used by the Historic District Commission and providing clarity around the Commission’s decisions. At the Council Committee’s recommendation, the full Council referred the item to the Historic District Commission, Board of Adjustment, Planning Commission and Town Manager as specified in the adopted Resolution ² .		
ADDITIONAL BACKGROUND <ul style="list-style-type: none"> On January 31, 2018, the Council passed a Resolution³ amending the Ethics Guidelines for Town Advisory Boards and Commissions. This action responds to item #6 of the Council Committee’s proposal. On February 28, 2018, staff provided an update⁴ to Council that included feedback from the Historic District Commission and the Board of Adjustment. The Historic District Commission provided a written recommendation that the Town use the State Historic Preservation Office’s model ordinance to address the other five items in the Council Committee’s proposal. Staff have since drafted text amendments for Board and Council consideration. The new ordinance language is designed to: (1) address the Council Committee’s October 18, 2017 proposal, (2) utilize the State’s model ordinance as a foundation where consistent with previous authority granted by Council, and (3) retain elements of the Town’s existing ordinance for clarity and consistency with the Land Use Management Ordinance. On April 29, 2018, staff shared a copy of the draft ordinance language as a starting point for feedback from the Planning Commission and Historic District Commission ahead of the May 9 Public Hearing. Because the Historic District Commission has also been working concurrently to research and develop language for text amendments, the leadership of the Commission has expressed concern about the timing of the draft as well as an interest in being more involved in the development of its content. Although a Public Hearing was scheduled for May 9, 2018, staff believes that more time is needed for the Historic District Commission to provide input on any proposed text amendments. Once the Commission has had time to provide such input, staff can bring back an item asking Council to consider calling a new Public Hearing on the amendments. 		
FISCAL IMPACT/RESOURCES There are no fiscal impacts associated with this item.		
ATTACHMENTS	<ul style="list-style-type: none"> Map of Chapel Hill’s Local Historic Districts 	

¹ http://chapelhill.granicus.com/MetaViewer.php?view_id=21&clip_id=3313&meta_id=177067

² http://chapelhill.granicus.com/MetaViewer.php?view_id=7&clip_id=3313&meta_id=179325

³ <https://chapelhill.legistar.com/View.ashx?M=F&ID=5782154&GUID=92D80B6C-7287-432E-BE86-B5B29694B026>

⁴ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3353740&GUID=6A6FE496-86B0-4537-A933-A19284F2FFA2>