

02-15-2023 Town Council Meeting Responses to Council Questions

ITEM #11: Update on Administering Concept Plan and Conditional Zoning Applications

Council Question:

The proposed plan for Concept Plan review continues CDC review/participation. It has been suggested that the Planning Commission might be the better body for this review. What is the rationale for keeping the CDC as the reviewing body?

Staff Response:

The proposal before Council is limited to using the existing Land Use Management Ordinance (LUMO) standards. Staff is reviewing changes to the Concept Plan process including adjustments to the review board. These changes would require a text amendment to the LUMO.

Council Question:

The proposed plan has the CDC continuing to perform elevation and lighting review. Does this apply to all projects or only a subset and what is the scope of the CDC's authority? Does it make recommendations, or does it have decision making authority?

Staff Response:

The 1965 Session Law Chapter 278 granted Chapel Hill the authority to have an Appearance Commission to issue Certificate of Appropriateness for building elevations. The LUMO Section 4.4.7(e)(4)ii. states that detailed elevations shall be reviewed by the Community Design Commission as part of the Town's review of final plans. As with the Concept Plan process, the proposal before the Council this evening does not require any text amendments to the LUMO. Additional changes and possible modifications to the process are under review and would be brought forward as a text amendment for Council's review and action.