



Land Use Management Ordinance (LUMO) Text Amendment: Articles 3, 4, 8 and Appendix A Regarding Planning Systems Implementation

Staff: Britany Waddell, Judy Johnson, Corey Liles, Anya Grahn-Federmack, Tas Lagoo

Town Council Meeting Date: November 29, 2023

Manager Recommendation



The Town Manager recommends approval of the text amendments in Ordinance A.

Updates from November 15, 2023, Legislative Hearing

- Staff has made additional edits to Ordinance A to better align with General Statutes 160D regarding the review of Special Use Permits (SUPs).
- Staff has shared Council's interest in requiring some members of the Planning Commission to have experience or expertise in design with the team that is assessing advisory boards. This could be done by amending the advisory board policy through a separate action.

Project Overview

- The proposed text amendments will modify the role of boards and commissions in reviewing land use applications, specifically by:
 - Modifying the Concept Plan process so that Concept Plans go to either the Planning Commission or the Town Council.
 - Allowing the Board of Adjustment (BOA) to approve those SUPs that are considered "minor" due to the use or specified thresholds. Council would still decide "major" SUPs.
- The text amendments respond to Council Member interests expressed at the September 20, 2023, Work Session for modifying existing procedures to better align with the Complete Community Strategy (see [Meeting Materials](#)¹). The discussion included the role of advisory boards in reviewing Concept Plans and Special Use Permits (SUPs).

Public Engagement

Staff requested input from members of the development community to discuss the proposed text amendments. We did not receive any input.

Attachments

Ordinance and Resolutions

1. Resolution A – Consistency
2. Ordinance A – Approving the Text Amendments
3. Resolution B – Denying the Text Amendments

¹ <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=1117638&GUID=2EB7A9B2-8CAC-4C93-82A9-1C31D48AC885&Options=info|&Search=>

Staff and Advisory Board Materials

4. [Link to Materials from the November 15, 2023, Legislative Hearing](#)²
5. Planning Commission Recommendation

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6414719&GUID=CC1F5EBD-F77E-4DA0-8479-2084321E3E63&Options=&Search=>