

**A RESOLUTION CALLING A LEGISLATIVE HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT REGARDING HOUSING REGULATIONS, PERMITTING AND ENTITLEMENT PROCESSES, SIGN REGULATIONS, PARKING REQUIREMENTS, AND OTHER MISCELLANEOUS IMPROVEMENTS AND A TOWN CODE OF ORDINANCES TEXT AMENDMENT REGARDING RESIDENTIAL DRIVEWAYS ON OCTOBER 22, 2025 (2025-09-24/R-3)**

WHEREAS, members of the Chapel Hill Town Council have expressed an interest in making improvements to the Land Use Management Ordinance (LUMO) prior to the completion of a comprehensive rewrite of the LUMO; and

WHEREAS, the Chapel Hill Town Council has held thirteen work sessions to discuss opportunities to improve the LUMO; and

WHEREAS, a culture of continuous improvement is critical to ensuring that the LUMO and Code of Ordinances remain up to date and responsive to the evolving needs of the community; and

WHEREAS, the Chapel Hill 2020 Comprehensive Plan encourages future land use, form, and density that strengthen the community, social equity, and economic prosperity; and

WHEREAS, the Chapel Hill 2020 Comprehensive Plan, the Future Land Use Map (FLUM), and the Complete Community Strategy call for a variety of housing types; and

WHEREAS, the Chapel Hill 2020 Comprehensive Plan, Mobility and Connectivity Plan, FLUM, and Climate Action Plan all support efforts to reduce car dependence; and

WHEREAS, the Chapel Hill Housing Needs Analysis: 2020-2040 found that Chapel Hill's housing supply will need to increase by approximately 500 units per year to meet Chapel Hill's growing housing demand; and

WHEREAS, the University of North Carolina at Chapel Hill has announced plans to increase enrollment by approximately 5,000 students, which can reasonably be expected to further increase housing demand; and

WHEREAS, the LUMO and Code of Ordinances include conflicting rules regarding shared driveways; and

WHEREAS, supporting opportunities for homeownership is a longstanding priority for the Town of Chapel Hill; and

WHEREAS, members of the business community have repeatedly expressed difficulty adhering to restrictive provisions of the LUMO's sign regulations; and

WHEREAS, Chapel Hill's extensive development review processes have been identified as a source of increased development costs and as a barrier to entry for many; and

WHEREAS, the LUMO does not currently support by-right mixed-use development; and

WHEREAS, Town staff have the education and training, expertise, and familiarity with Council priorities necessary to advocate for the Town's interests and advise developers on how their projects can best meet the Town's needs; and

WHEREAS, eliminating mandatory parking minimums can facilitate the reuse of existing developments and give new developments additional flexibility in reducing parking numbers; and

WHEREAS, facilitating the creation of new fee simple lots supports homeownership by increasing the supply of parcels of land that can be sold independently; and

WHEREAS, streamlining development review procedures is a cost-effective way to support housing growth and economic development in Chapel Hill; and

WHEREAS, formal and ad-hoc improvements to the conditional zoning process have demonstrated that the process can be further refined to reduce the risk, cost, and time involved without sacrificing community benefits; and

WHEREAS, facilitating the redevelopment and reuse of existing developments can allow the Town to better adapt to changing circumstances while also limiting sprawl.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a Legislative Hearing to consider text amendments to the Town Code of Ordinances and the Land Use Management Ordinance related to housing regulations, permitting and entitlement processes, sign regulations, parking requirements, residential driveways, and other miscellaneous improvements on October 22, 2025, at 6:00 PM, in the Town Hall Council Chamber located at 405 Martin Luther King, Jr. Blvd.

This the 24<sup>th</sup> day of September, 2025.