

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### RECOMMENDATION FOR FUTURE LAND USE MAP – UPDATE TO CHAPEL HILL 2020

October 20, 2020

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Neal Bench moved to recommend approval of the Future Land Use Map as presented, seconded by Whit Rummel. The motion carried by the following vote:

**Vote:** 7 – 2

**Yeas:** John Rees (Chair), James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber

**Nays:** Louie Rivers (Vice-Chair), Stephen Whitlow

**Reasons cited for Nay votes:**

- Commissioners stated that the document does not go “far enough” and is only an incremental change. Increased height and density in transit corridors would have been preferable, and the document in its current form does not set up Chapel Hill to support BRT. Similarly, it will do little to reduce our reliance on automobiles, and as a result does not adequately address climate change.
- There is also concern that the proposed future Land use map does not fully address the scale of change needed to address climate change. The exemption of 80% of town from changes is indicative of this concern.
- The proposed future land use map will not encourage the creative and progressive development needed to mitigate the impacts of climate change, but will be used as a reference point to fight future actions to address climate change.
- This document could potentially provide the bedrock for institutional inertia in addressing climate change.

Prepared by: John Rees, Chair  
Michael Sudol, Planner II