

TOWN COUNCIL
MEETING
JUNE 17, 2020

Goals/Agenda:

- Introduce 160D (Session Law 2019-111)
- Propose process for updating Code
- Consider Engagement Strategy
- Examine Part I Impacts
- Briefly review Part II

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BACKGROUND

Chapter 160D – new section of NC General Statutes containing rules for local land use authority

Created by Session Law 2019-111, enacted in 2019

PART I

In effect now

Revisions to development review procedures –
no text amendments required

PART II

Effective Summer 2021

Updates to LUMO and Town Code

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PROJECT PURPOSE

Bring Town regulations and procedures
into compliance with State law

PROPOSED PROCESS

Public engagement beginning this summer and continuing throughout process

Text amendments enacted in Spring 2021

1	Staff Assessment of Necessary Changes	March - July 2020
2	➤ <u>Council Introduction</u>	<u>June 2020</u>
3	Public Engagement – Building Familiarity	July – Sept 2020
4	Council Discussion	Oct 2020
5	Public Engagement – Policy Choices	Oct 2020 - Jan 2021
6	Draft Text Amendments	Feb 2021
7	Planning Commission Review	Feb - March 2021
8	Council Review and Adoption	April - May 2021
9	Effective Date of Part II	July 1, 2021

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PUBLIC ENGAGEMENT STRATEGY

I. Building Familiarity

Introduce, inform, and educate the public about planning, zoning, and I60D

Mostly Web-based info

July – Sept 2020

II. Policy Choices

Seek feedback on options for implementation, gather concerns

Meetings and Online Survey

Oct 2020 – Jan 2021

III. Draft Text Amendments

Share draft Code language, determine support and ongoing concerns

Meetings and Online Comment Form

February – May 2021

IV. Implementation Resources

Educate development community about adopted changes

Following adoption

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CHAPTER 160D

A NEW LAND USE LAW FOR NORTH CAROLINA

SESSION LAW 2019-111
PART I

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SPECIAL USE PERMITS

- Restrictions on Placing Conditions on SUP
- Consent to Conditions



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SPECIAL USE PERMITS

What does this mean for Chapel Hill?

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LEGISLATIVE DECISIONS

- Down-zoning by Third Parties
- Consent to Conditions for Conditional Zoning Applications
- Placing Conditions on Conditional Zoning Applications

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LEGISLATIVE DECISIONS

What does this mean for Chapel Hill?

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ATTORNEY'S FEES

What does this mean for Chapel Hill?

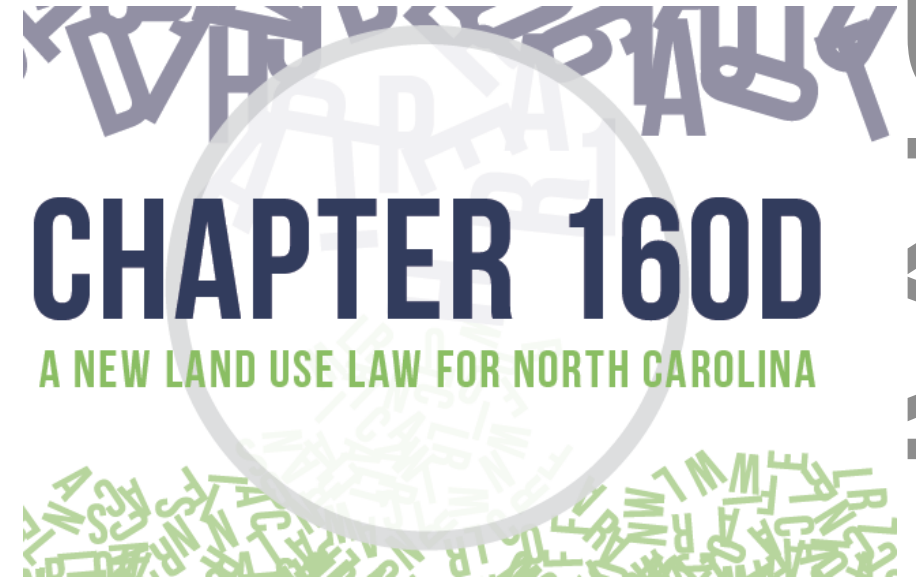
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PERMIT CHOICE

- Expansion of Permit Choice
- Expiration of Permit Choice
- Attorney's Fees



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PERMIT CHOICE

What does this mean for Chapel Hill?

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CHAPTER 160D

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SESSION
LAW
2019-III
PART I

CHAPTER 160D

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PART II TOPICS

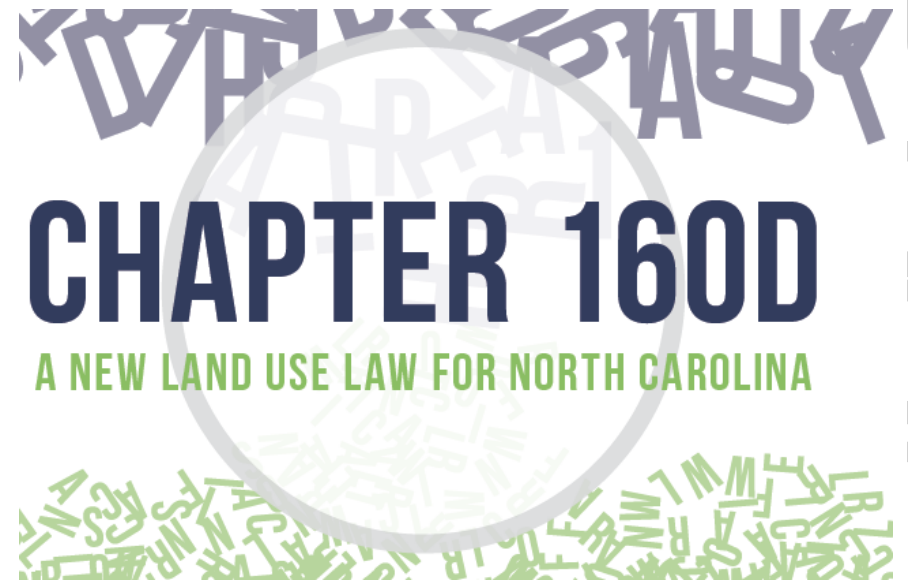
Conditional Use District Zoning

Special Use Permit Process

Development Agreements

Appeal of HDC Decisions

Miscellaneous Minor Changes



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PART II TOPICS

What does this mean for Chapel Hill?

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