

June 23, 2018

Council Colleagues,

Recent questions and concerns surrounding various development application and review processes have demonstrated the need for the Council to address problems in our Town's Land Use Management Ordinance and Development Review processes

To ensure that necessary changes are made in a timely manner, I wish to establish an independent process (or processes) to accomplish the following:

1. Evaluate Chapel Hill's policy surrounding the issuance of TIA waivers to Increase transparency and establish more robust and clear criteria to be used when evaluating waiver requests.
2. Conduct a fundamental review of how we conduct and use TIAs in order to establish new policies and procedures which:
  - a. Address impacts more thoroughly and holistically
  - b. Consistently consider future transportation needs to ensure that long-term transportation and connectivity interests are being considered and, ultimately, achieved.
  - c. Creates a log, available on the town website, of all TIA waiver requests and their status or some other method that makes this information more available and transparent to our residents.
3. Review the Chapel Hill Cooperative Preschool Site Plan and Eastowne Special Use Permit application and review processes in order to identify policy, procedure and cultural changes necessary to ensure that:
  - a. The LUMO is applied in a way that is consistent with its intent of protecting the rights of all stakeholders and holding applicants to the highest standards.
  - b. Gaps in the LUMO are identified and addressed.
  - c. Mechanisms are put in place to ensure that the town has avenues for recourse when needed.

Sincerely,

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