



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

**File #:** [21-0383]      **Version:** 1      **Name:**

**Type:** Consent      **Status:** Passed

**File created:** 4/21/2021      **In control:** Town Council

**On agenda:** 5/5/2021      **Final action:** 5/5/2021

**Title:** Call a Public Hearing for a Land Use Management Ordinance Text Amendment to Section 3.11, Blue Hill Form District Pertaining to Non-Residential Use Requirements on May 26, 2021.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A RESOLUTION CALLING A PUBLIC HEARING FOR A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 3.11, BLUE HILL FORM DISTRICT PERTAINING TO NON-RESIDENTIAL USE REQUIREMENTS ON MAY 26, 2021 (2021-05-05/R-8)

Date	Ver.	Action By	Action	Result
5/5/2021	1	Town Council	adopted	Pass

### Call a Public Hearing for a Land Use Management Ordinance Text Amendment to Section 3.11, Blue Hill Form District Pertaining to Non-Residential Use Requirements on May 26, 2021.

**Staff:**

Colleen Willger, Director  
Judy Johnson, Assistant Director  
Becky McDonnell, Planner II

**Department:**

Planning

**Overview:** Council adopted a form-based zoning district for the Blue Hill District in July 2014. Development in this district is subject to the regulations and definitions in Section 3.11 of the Land Use Management Ordinance (LUMO), which are distinct from the regulations and definitions in parallel sections of the LUMO. The non-residential use requirements in Section 3.11 require more refinement to reflect a distinction of commercial uses within the district.

☆ **Recommendation(s):**

That the Council adopt the resolution, calling a public hearing for a Land Use Management Ordinance Text Amendment to Section 3.11, Blue Hill Form District pertaining to non-residential use requirements on May 26, 2021.

📎 **Attachments:**

- Resolution

**A RESOLUTION CALLING A PUBLIC HEARING FOR A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 3.11, BLUE HILL FORM DISTRICT PERTAINING TO NON-RESIDENTIAL USE REQUIREMENTS ON MAY 26, 2021 (2021-05-05/R-8)**

WHEREAS, a form-based zoning district was adopted for the Blue Hill District in July 2014; and

WHEREAS, development in the Blue Hill District is subject to the regulations and definitions in Section 3.11 of the Land Use Management Ordinance, which are distinct from the regulations and definitions in parallel sections of the Land Use Management Ordinance; and

WHEREAS, the non-residential use requirements for mixed use buildings in Section 3.11 need further refinement to reflect a distinction of commercial uses within the district.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls the Public Hearing to consider a Land Use Management Ordinance Text Amendment regarding non-residential use requirements in the Blue Hill District at 7:00 p.m. on May 26, 2021 in a virtual meeting.

This the 5<sup>th</sup> day of May, 2021.

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

By adopting the resolution, the Council calls a public hearing for a Land Use Management Ordinance Text Amendment to Section 3.11, Blue Hill Form District pertaining to non-residential use requirements on May 26, 2021.