



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

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Type: Discussion Item **Status:** Filed

File created: 7/21/2020 **In control:** Town Council

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Title: Continue Discussion of Chapter 160D Updates to Land Use Management Ordinance and Town Code of Ordinances.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Staff Presentation, 2. Staff Memorandum, 3. Staff Presentation, 4. Council Questions with Staff Response

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------|--------------------|--------|
| 10/21/2020 | 1 | Town Council | received and filed | |

Continue Discussion of Chapter 160D Updates to Land Use Management Ordinance and Town Code of Ordinances.

Staff:

Alisa Duffey Rogers, LUMO Project Manager
 Ann Anderson, Town Attorney
 Corey Liles, Principal Planner
 Gene Poveromo, Interim Zoning Enforcement Manager

Department:

Town Manager’s Office
 Planning
 Building Services

Overview: Chapter 160D of NC General Statutes was established under Session Law 2019-111, which was signed into law on July 11, 2019. Before July 1, 2021, it is necessary for the Town to update the Land Use Management Ordinance (LUMO) and other sections of the Town Code to continue operating in compliance with State law. This item is a continuation of discussions with Council on [June 17, 2020](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4569906&GUID=0CE76AA5-06B3-4421-8884-D0D1FBD81E30) <<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4569906&GUID=0CE76AA5-06B3-4421-8884-D0D1FBD81E30>> and [September 16, 2020](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4640115&GUID=B6921C68-D711-4649-A7AC-E69FC5474889) <<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4640115&GUID=B6921C68-D711-4649-A7AC-E69FC5474889>>.

☆ **Recommendation(s):**

That the Council receive the staff presentation and provide guidance on the identified Policy Choices.

Decision Points:

- Appropriate involvement of Planning Commission and other Advisory Boards in the Special Use Permit review process
- Development approvals that are appropriate for vested rights

Key Issues:

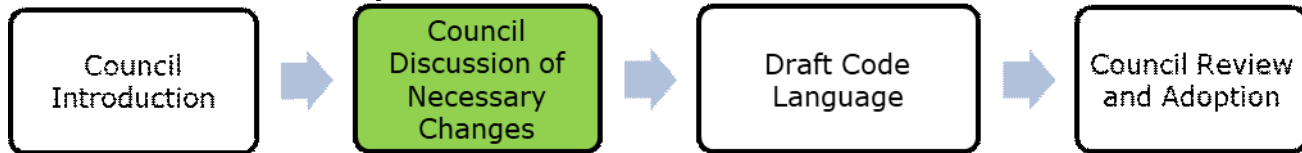
- Part I of Session Law 2019-111 is already in effect. Staff met with Council members during the summer to share how development review procedures must change to address the provisions of Part I.
- As a vehicle for modernizing land use laws, Part II requires the Town to update LUMO and other

sections of the Town Code to maintain compliance.

- At the September 16 Work Session, Council provided input on eliminating Conditional Use District Zoning, Advisory Board review of Special Use Permits (returning for continued discussion at this Work Session), and appeals of Historic District Commission decisions.

Fiscal Impact/Resources: There are no anticipated fiscal impacts from the project as proposed. Town staff will conduct the public engagement and develop the draft Code language.

Where is this item in its process?



Attachments:

- Draft Staff Presentation
- Staff Memorandum

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

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager
Corey Liles, Principal Planner

The purpose of this item is for Council to receive the staff presentation and provide guidance on the identified Policy Choices.