



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

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File created: 8/12/2021 **In control:** Town Council
On agenda: 9/1/2021 **Final action:** 9/1/2021
Title: Call a Legislative Hearing for Land Use Management Ordinance Text Amendments - Proposed Changes to Sections 4.4 Zoning Amendments, 4.5 Special Use Permits, 4.7 Site Plan Review, and 4.8 Master Land Use Plan Related to Extending the Time Extension Periods Granted by the Town Manager on September 22, 2021.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A RESOLUTION CALLING A LEGISLATIVE HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT PERTAINING TO SECTION 4.4 ZONING AMENDMENTS, 4.5 SPECIAL USE PERMITS, 4.7 SITE PLAN REVIEWS, AND 4.8 MASTER LAND USE PLAN RELATED TO EXTENDING THE TIME E

Date	Ver.	Action By	Action	Result
9/1/2021	1	Town Council	adopted	Pass

Call a Legislative Hearing for Land Use Management Ordinance Text Amendments - Proposed Changes to Sections 4.4 Zoning Amendments, 4.5 Special Use Permits, 4.7 Site Plan Review, and 4.8 Master Land Use Plan Related to Extending the Time Extension Periods Granted by the Town Manager on September 22, 2021.

Staff:

Colleen Willger, Director
Judy Johnson, Assistant Director

Department:

Planning

Overview: The proposed amendments to the Land Use Management Ordinance (LUMO) are intended to extend the one-year time extension to a three-year time period that the Town Manager may grant for approvals for Conditional Zonings, Special Use Permits, Site Plans, and Master Land Use Plan projects. As development projects often take considerable time to secure financing and to prepare final construction plans, extending the one- year time extension to a three-year period may reduce the number of items for Council review.



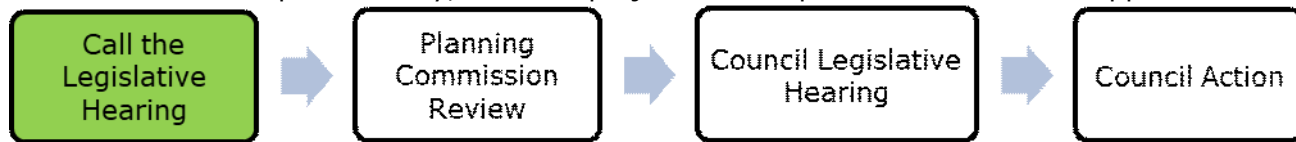
Recommendation(s):

That the Council adopt the resolution calling a legislative hearing on September 22, 2021, to amend the Land Use Management Ordinance related to the Town Manager's time extensions for Conditional Zoning approvals, Special Use Permit approvals, Site Plan Review approvals, and Master Land Use Plan approvals.

Key Issues:

- Current language allows the Town Manager to grant one twelve-month extension to construction starting time and construction completion time.
- Development projects often take considerable time to secure final approvals, funding, and construction contracts prior to beginning work.

- Large development projects often take significant time to complete the project.
- Expanding the Town Manager's authority to beyond a twelve-month period of time may reduce the number of items for Council review.
- If the Town Manager determines there are paramount considerations of public health, general welfare, and public safety, then the project shall require Town Council re-approval.



Attachment:

- Resolution

A RESOLUTION CALLING A LEGISLATIVE HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT PERTAINING TO SECTION 4.4 ZONING AMENDMENTS, 4.5 SPECIAL USE PERMITS, 4.7 SITE PLAN REVIEWS, AND 4.8 MASTER LAND USE PLAN RELATED TO EXTENDING THE TIME EXTENSION PERIOD GRANTED BY THE TOWN MANAGER (2021-09-01/R-7)

WHEREAS, the Land Use Management Ordinance allows the Town Manager to extend construction start and completion dates related to development projects for one twelve-month period; and

WHEREAS, development projects often take considerable time to begin construction and to complete construction; and

WHEREAS, development projects exceeding the Town Manager granted time extension must seek Council reauthorization at a significant cost and time to the development and time consideration from the Town Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a Legislative Hearing to consider a possible Land Use Management Ordinance text amendment regarding the Town Manager's time extension period on September 22, 2021 at 7:00 p.m. in the location noticed on the Town's web calendar.

This the 1st day of September, 2021.

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 legislative hearing to consider matters related to time extensions granted by the Town Manager on September 22, 2021.