



TOWN OF CHAPEL HILL

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

Legislation Text

File #: [21-0762], Version: 1

Call a Legislative Hearing for Land Use Management Ordinance Text Amendments - Proposed Changes to Section 3.6.2 Historic Districts Related to Review Criteria on October 27, 2021.

Staff:

Colleen Willger, Planning Director
Judy Johnson, Assistant Director
Anya Grahn, Senior Planner

Department:

Planning

Overview: On [April 21, 2021 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4916685&GUID=333205B7-F0B6-490D-AD90-260BDD05566B&Options=&Search=>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4916685&GUID=333205B7-F0B6-490D-AD90-260BDD05566B&Options=&Search=>) the Town Council approved amendments to the LUMO to reflect legislative updates in Chapter 160D of the North Carolina General Statutes and clarify the Historic District Commission's review of Certificate of Appropriateness (COA) applications. As part of these text amendments, review criteria was removed inadvertently. Staff proposes reinstating the necessary text.

**Recommendation(s):**

That the Council adopt the resolution calling for a legislative hearing on October 27, 2021, to amend the Land Use Management Ordinance (LUMO) related to the Historic Districts Review Criteria.

Key Issues:

- Clarifying the criteria used by the Historic District Commission in reviewing Certificate of Appropriateness applications.

**Attachments:**

- Resolution

A RESOLUTION CALLING A LEGISLATIVE HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT PERTAINING TO SECTION 3.6.2 HISTORIC DISTRICTS RELATED TO REVIEW CRITERIA (2021-10-13/R-6)

WHEREAS, Legislative updates in Chapter 160D of the North Carolina General Statutes provide that the Historic District Commission shall “adopt principles and standards to guide the commission in determining congruity with the special character of the landmark or district for new construction, alterations, additions, moving, and demolition;” and

WHEREAS, on September 23, 2019, Planning Department staff provided a recommendation to the Council Committee on Boards & Commission to amend the LUMO following the adoption of the Design Principles and Standards to provide greater clarity on the legal basis for application of the Design Principles and Standards in the Commission’s review of Certificate of Appropriateness (COA) applications; and

WHEREAS, on April 21, 2021 the Town Council approved amendments to the LUMO to reflect legislative updates in Chapter 160D of the North Carolina General Statutes and remove the A through J criteria used by the Historic District Commission in their review of Certificate of Appropriateness (COA) applications; and

WHEREAS, the text amendments approved on April 21, 2021, removed additional review criteria pertinent to the Historic District Commission’s review of Certificate of Appropriateness (COA) applications and additional language is required to clarify the Historic District Commission’s review process.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a Legislative Hearing for October 27, 2021, at 7:00 p.m. to consider a possible Land Use Management Ordinance text amendment regarding Historic District Commission Review Criteria.

This, the 13th day of October, 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 the Historic District Review Criteria on October 27, 2021.