



TOWN OF CHAPEL HILL NORTH CAROLINA

MEMORANDUM

Meeting Date: 04/20/2015
AGENDA #4

TO: Roger L. Stancil, Town Manager

FROM: Mary Jane Nirdlinger, Planning and Sustainability
Judy Johnson, Planning and Sustainability

SUBJECT: Continuation of the Public Hearing on Amendments to the Land Use Management Ordinance and the Northside Neighborhood Conservation District

Recommended Council Action

- That the Council continue tonight's public hearing to the June 15, 2015 Public Hearing.

Explanation of Recommendation

- We believe that additional meetings with the neighborhood and stakeholders are necessary to review the proposed changes to the regulations, prior to recommending any amendments to the Land Use Management Ordinance and the Northside Neighborhood Conservation District

Background

- On February 23, 2004, in order to encourage compatible development, the Council enacted the Northside Neighborhood Conservation District regulations. These regulations established limits on the size of new homes, prohibited new duplexes, as well as created other building standards.
- Since 2004, we have continued to work with the neighborhood and stakeholders to consider the impact of the regulations. As a result, the Northside and Pine Knolls Community Plan was adopted by Town Council in [January, 2012](#)¹. This plan was intended to develop solutions to parking, enforcement, education and outreach, affordable housing, cultural and historic preservations, and establish new zoning regulations. Additional changes to the regulations were enacted by Town Council on [June 12, 2012](#)².
- Over time, neighbors, stakeholders, and staff identified some concerns about the existing regulations.
- During a neighborhood Public Information meeting (April 6, 2015) and a Planning Commission meeting (April 7, 2015), staff offered some proposed amendments to the Northside regulations.
- Receipt of a petition at the April 13, 2015 Council meeting from Mr. Mark Patmore regarding continued existence of the Northside Neighborhood Conservation District and the formation of a Neighborhood Committee.

¹ <http://chapelhillpublic.novusagenda.com/Bluesheet.aspx?itemid=1598&meetingid=141>

² <http://chapelhillpublic.novusagenda.com/Bluesheet.aspx?itemid=1888&meetingid=165>

Key Considerations

- Initially tonight's public hearing was intended to offer for Council's consideration some text amendments. Following the Public Information Meeting and the Planning Commission review, additional work with the neighborhood and stakeholders is necessary.
- The Planning Commission recommended changes to the energy efficiency standards, streamlining the review process, and consider reducing the application fees.
- Although the Planning Commission recommended moving forward on three of the proposed text amendments, staff recommends that the Council continue the public hearing to June 15, 2015.
- At the June 15, 2015 Public Hearing, staff anticipates bringing a response to Mr. Mark Patmore's petition as well developing an action plan for any proposed amendments.

Fiscal Note

- The proposed zoning amendment to the Northside Neighborhood Conservation District will continue to require additional staff review and enforcement.

Council Goal:

- Create A Place for Everyone
- Develop Good Places, New Spaces

Attachments

- Resolution
- Planning Commission Recommendation

A RESOLUTION CONTINUING THE PUBLIC HEARING TO AMEND THE LAND USE MANAGEMENT ORDINANCE NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT-1 (CD-1) ZONING OVERLAY TO JUNE 15, 2015 (2015-04-20/R-2)

WHEREAS, following a public information meeting and Planning Commission meeting and the information exchanged, we believe additional meetings with the neighborhood and stakeholders are necessary to review the proposed changes to the regulations; and

WHEREAS, we will respond to the receipt of a petition received by the Council on April 13, 2015 from Mr. Mark Patmore regarding a Neighborhood Committee and the existence of the Northside Neighborhood Conservation District regulations.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council continues the public hearing on the Northside Neighborhood Conservation District to be reconvened at 7:00 p.m. on Monday, June 15, 2015.

This the 20th day of April, 2015.

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT April 7, 2015

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Brian Wittmayer moved and Michael Parker seconded to recommend approval of:

- Changes to Energy Efficiency Standards
- Streamlining the Review Process
- Reducing the fees

The Planning Commission recommended that the other elements of the proposal be reviewed by a stakeholder/community discussion group before proceeding.

Vote: 6 - 0

Ayes: Neal Bench, Travis Crayton, Deborah Fulghieri, Michael Parker, Amy Ryan, and Brian Wittmayer

Nays:

Prepared by: Neal Bench, Chair, Planning Commission
 Judy Johnson, Staff