

Date: March 17, 2009

To: Chapel Hill Town Council

From: Chapel Hill Planning Board

Re: Petition for Text Amendment to Land Use Management Ordinance

Background: At our March 17, 2009 meeting the Planning Board began discussions with Town Staff regarding our January 6, 2009 petition to Council to modify the LUMO regulations governing the requirement for Special Use Permit versus Planning Board Site Plan Review. At this meeting several citizens spoke expressing their concerns that the current LUMO had the potential for seriously encumbering redevelopment in the Town Centers (TC-1 and TC-2) by requiring Special Use Permits for renovations involving more than 20,000 square feet of floor area.

Although the concerns of these citizens were not directly related to the Planning Board's reasoning for their January 6th requested changes in the LUMO, the Planning Board members were sympathetic to the concerns expressed by the citizens and agreed that the LUMO, as it now exists, could hinder renovations and redevelopment of downtown properties. As we understand that the Town Council has expressed a strong desire to support downtown revitalization where needed, we believe that it would serve the Town's interests to request that Council ask the Town Manager to have his Staff examine the current LUMO and to propose changes that would allow renovations of existing structures, even those exceeding 20,000 SF of floor area, without the necessity of a Special Use Permit, providing that there is neither additional square footage added to the footprint of the building nor substantial changes made to the building's exterior.

By consensus, the Planning Board hereby petitions the Town Council to ask the Town Manager to have his Staff bring back to Council, at the earliest time possible, suggested changes for a

"Land Use Management Ordinance Text Amendment to exempt redevelopment of property in Town Centers from Special Use Permit Requirement"

Thank you for your consideration of our request.