



HISTORY OF CHAPEL HILL'S SOUTHERN ETJ

1972

The Town established the Extraterritorial Jurisdiction (ETJ) boundary encompassing the area along the east side of Smith Level Road and both sides of South 15-501. The ETJ is an area outside of the Town's corporate boundary, but adjacent to the Town, where the Town has planning and zoning authority.

1984

Because urban growth began to occur outside of the Town's corporate limits as well as its Extraterritorial Jurisdiction (ETJ), the Town and Orange County began pursuing a joint land use plan for those areas outside of the Town's corporate limits and its ETJ.

1986

The Town adopted a Land Use Plan that established the concept of an Urban Services Area, which is an area the Town eventually expects to provide with urban services like public water and sewer. In 1986, the area along the east side of Smith Level Road and both sides of 15-501 were located inside the Urban Services Area so public water and limited public sewer were provided to some properties in these areas.

1986

Chapel Hill, Carrboro, and Orange County adopted a Joint Planning Land Use Plan that introduced the concepts of Transition Areas and the Rural Buffer. Transition Areas are areas of future urban growth while the Rural Buffer is an area to remain rural in character with large lot residential and agricultural uses.

1987

Orange County, Carrboro, and Chapel Hill prepared a Joint Planning Agreement (JPA) to coordinate planning outside of municipal and ETJ limits and to implement the Joint Land Use Plan. The JPA took effect in 1988.

1989

The Town adopted a new Comprehensive Plan that reconfirmed the concept of the urban services area.





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1992

The Town adopted the Southern Small Area Plan, which laid the foundation for Southern Village. This Small Area Plan was adopted as part of the 2000 Comprehensive Plan.

1993

The Town adopted the Watershed Protection Area for Jordan Reservoir Watershed Zoning Overlay District. This Zoning Overlay District further regulates impervious surface in order to ensure long-term water quality for the Jordan Lake Reservoir and to protect possible future sources of drinking water for the Town.

1994

As a result of the Southern Small Area Plan, the Town zoned the southern Transition Area and others portions of the ETJ to R-LD1, which permits one dwelling unit (house) per acre and R-LD5, which permits one dwelling unit (house) per five acres.

2000

In its 2000 Comprehensive Plan, the Town retracted the Urban Services Area to its present location thereby prohibiting water and sewer extensions in the areas zoned R-LD1 and R-LD5 in the Town's southern ETJ.

2001

Orange Water and Sewer Authority (OWASA) instituted a policy to prohibit the extension of utility lines outside of the new Urban Services Area and to permit hook-ups to existing utility lines to homes that existed on or before May 2000, when the Town contracted the Urban Services Area.

2001

Orange County, OWASA, and the Towns of Chapel Hill, Carrboro, and Hillsborough adopted the Water and Sewer Management, Planning, and Boundary Agreement (WASMPBA) to define current and future water and sewer service areas for each utility provider. The WASMPBA is incorporated by reference into the JPA.





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2010

The Town amended the Land Use Management Ordinance (LUMO) to include the Jordan Lake Watershed Riparian Buffer rules. These rules ensure that existing buffers retain their nutrient removal and stream protection functions in order to protect the Jordan Lake watershed.

2012

The Town adopted *Chapel Hill 2020*, the current Comprehensive Plan, which replaced the 2000 Comprehensive Plan and provided an updated vision for Chapel Hill, including the Southern ETJ.

2018

The Chamber of Commerce and the Homebuilders Association asked the Town Council to include the southern ETJ area as a Focus Area as part of the refinement of the Town's Future Land Use Map. Council considered the request and directed staff to begin discussing the Urban Services Boundary with the signatories of the WASMPBA.

2019

The Town Council directed that a public meeting be held in the Southern ETJ. The Council set two goals for this public meeting. First, an educational opportunity to learn more about previous planning efforts in the Southern ETJ and second, to provide participants with an opportunity to express their vision for the future of Southern Chapel Hill.

Underlined terms are defined on the attached Defined Terms page.



DEFINED TERMS



Comprehensive Plan: The comprehensive plan is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives.

Extraterritorial Jurisdiction (ETJ): The ETJ is an area outside of the Town's corporate boundary, but adjacent to the Town, where the Town has planning and zoning authority. The Town may annex properties within the ETJ.

Joint Planning Agreement (JPA): The JPA was adopted in 1987 by Orange County, Carrboro, and Chapel Hill to coordinate planning outside of municipal limits and to implement the Joint Planning Land Use Plan.

Land Use Management Ordinance (LUMO): The LUMO was adopted in 2003 as a complementary set of regulations to the 2000 Comprehensive Plan. The LUMO is a land development code which sets the rules for building placement, land uses, landscaping, parking lots, and other elements of the built environment.

Rural Buffer: The rural buffer is an area intended to remain rural in character without water and sewer service. The Town may not annex within the Rural Buffer. The Town may review and comment on permits, but Orange County has the planning authority.



DEFINED TERMS



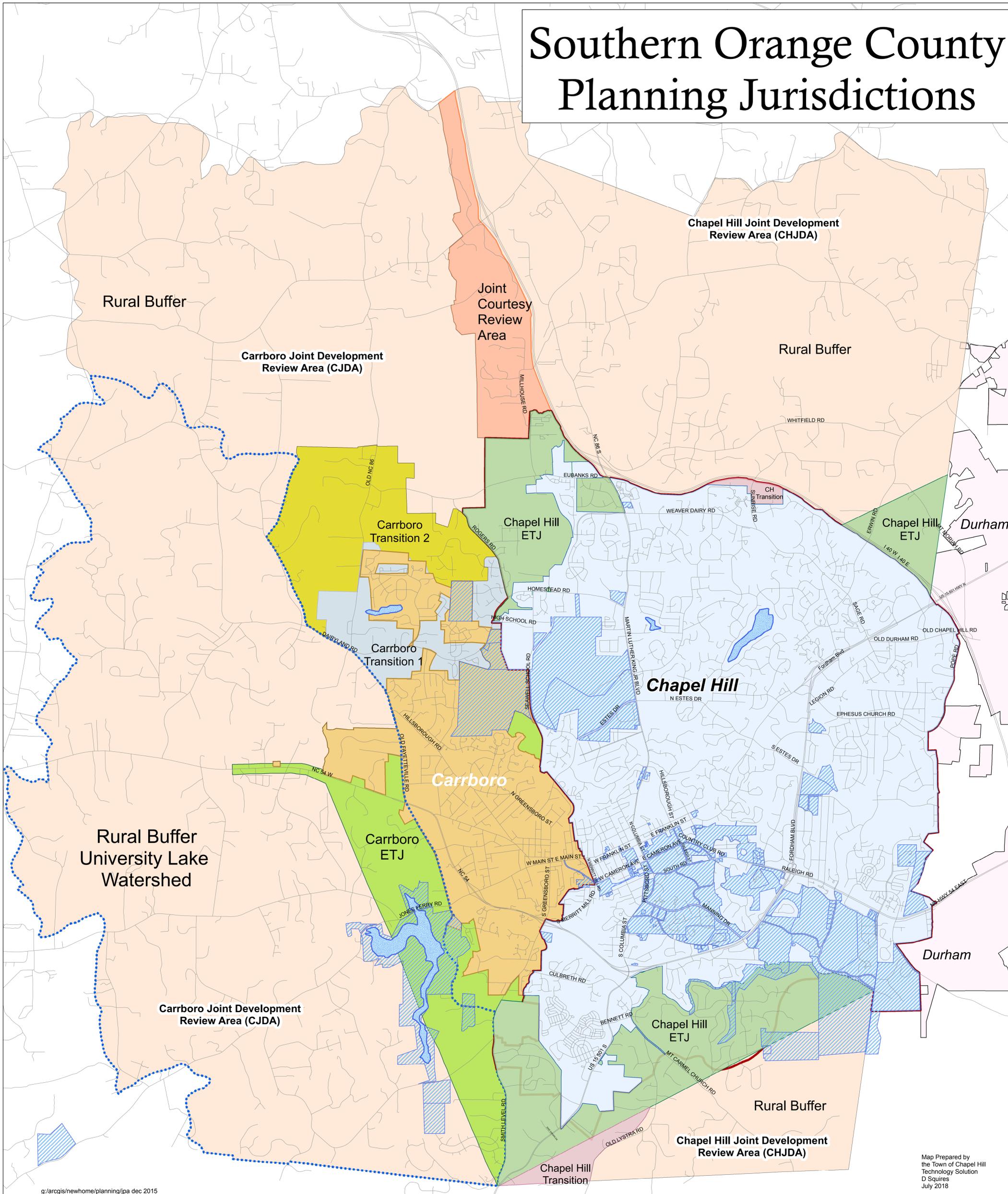
Transition Areas: Transitional areas are areas of future urban growth. The Town's land use regulations apply, but Orange County may review and comment. The County has final approval on rezonings. Parcels within the Transition Areas may be annexed.

Urban Services Area: The Town's 1986 Land Use Plan and 1989 Comprehensive Plan included the concept of an Urban Services Area, which is an area projected to be an urban growth area of the Town, served by public water and sewer.

Water and Sewer Management, Planning and Boundary Agreement (WASMPBA): The WASMPBA was adopted in 2001 by Orange County, Carrboro, Chapel Hill, Hillsborough, and OWASA to define current and future water and sewer service areas for each utility provider



Southern Orange County Planning Jurisdictions



g:/arcgis/newhome/planning/jpa dec 2015

Map Prepared by
the Town of Chapel Hill
Technology Solution
D Squires
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DESCRIPTION

- Chapel Hill City Limits
- Chapel Hill ETJ
- Chapel Hill Transition
- Chapel Hill Urban Service Area

Carrboro Planning Areas

- Carrboro City Limits
- Carrboro Extra-Territorial Jurisdiction
- Carrboro Transition Area 1
- Carrboro Transition Area 2

Orange County Planning Areas

- Joint Courtesy Review
- Orange Ct. Rural Buffer
- Rural Buffer, University Lake Watershed

- Lakes & Ponds
- UNC Property
- Durham City Limits

Total Area of Chapel Hill
City Limits - 21.66 Square miles

