LDC UPDATE
City Council

Special Use Permits

March 4, 2019
This morning’s discussion:

1. What is a Special Use Permit
2. Addressing the SUP Process
3. Upcoming Policy Briefings
1. What are Special Use Permits (SUP)?
Special Use Permits are:

• A use allowed with special standards
• Quasi-judicial in nature
• Work intensive
• Valuable, useful, and flexible if properly done
Addressing the Special Use Permit Process

- Issuance of an SUP is a quasi-judicial process; decision must be made based on evidence presented in the hearing before Council only.

- SUP hearing before the Planning Commission is immaterial to Council’s decision; it is contrary to the intent of an SUP.

- Opportunity to eliminate the hearing before the Planning Commission.
2. Addressing the SUP Process
Three Identified Components:

- Text Amendment Currently before Council
- Process Overhaul
- LDC Rewrite
Proposed Text Amendment

- Eliminate the Planning Commission hearing
- Increase notification requirements
- Require community meeting
- Increase the expiration date
- Streamline the extension process
Process Overhaul

- City Attorney
- Hearing Rules/Procedures
- Governance Committee
- Training
- Brochure/Handouts
Land Development Code Rewrite

- District by district
- Use by use
- Data and Research
• 73 situations require SUPs in the current LDC
• Average 4 SUPs/year heard by CC since 2005 (13 years)
• 94.6% approved; 3 denied
• 1.5 SUP modifications/year
• 0.5 SUP extensions/year
What does the Wilmington Blueprint Report say about special use permits?
3. Upcoming Policy Briefings
Upcoming Policy Briefings (No particular order)

• Street Frontages (1-22-19)
• Accessory Dwellings (2-4-19)
• Special Use Permits (Today)
• Parking
• Form Based Code
• Trees/Landscaping
• UMX District Improvements
• Multi Family Districts
• Redevelopment Incentives
• Change in Use Provisions
• Crime Prevention Through Environmental Design
Further Discussion
## Special Use Permit History '05-'18

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