

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE
APPROXIMATELY 1.16 ACRES OF PROPERTY KNOWN AS 1307 WEST MAIN
STREET FROM B-3 (RESIDENTIAL, 7,500 SQUARE FEET PER DWELLING UNIT) TO
R-2-CZ (RESIDENTIAL, 2,000 SQUARE FEET PER DWELLING UNIT, CONDITIONAL)

01-16-2024

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on Orange County Tax Maps by parcel identification numbers shown below shall be rezoned as noted and subject to the following conditions:

PIN	Existing Zoning	Acreage	Proposed Zoning
9778-28-6664	B-3	1.16	R-2-CZ

1. The Concept Plan labeled “_____,” dated_____is approved and incorporated herein to indicate all potential land uses, the general location of buildings and parking areas, vehicular and bicycle-pedestrian access points, circulation patterns, stream buffers, stormwater control areas, areas of preserved trees and other landscaped areas, and the location of proposed recreational facilities. Other features and issues remain to be decided at the time a special use permit-A is requested for the development. Those features and issues include, but are not necessarily limited to, the location of EV charging stations, bicycle parking, including covered bicycle parking, open space and recreation facilities, landscaping and tree planting plan, and stormwater management devices, and all other elements necessary to determine compliance with the Land Use Ordinance.
2. The residential density of the project shall be capped at a maximum of 40 dwelling units of a combination of use classifications, 1.331 (multi-family apartments, max 20% units > 3 bedrooms), 1.332 (multi-family apartments, no bedroom limit).
3. Construction of the building shall allow for future conversion to commercial use on the entire ground floor.
4. The development shall include alternate transportation amenities including but not limited to bike lockers and infrastructure for E-bicycle charging. The specific number and location of E-bicycle charging to be determined as part of the special use permit-A.
5. The location of stormwater management features shall comply with the variance approved by the Board of Adjustment on September 13, 2023.
6. As part of the special use permit-A, the applicant shall analyze the project’s compliance with the provisions of Article XVI, Part II, of the LUO, Stormwater Management.
7. The applicant shall replace the existing junction box and all sections of the existing 36-inch CMP pipe on the site.
8. Maintenance of stormwater facilities on the proposed site will be managed by the Homeowners’ Association in accordance with homeowners documents provided at the time that the special use permit-A is requested.

SECTION 2. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this ____ day of _____ 2024:

