

AN ORDINANCE AMENDING THE M-3-CZ (SPECIAL LIGHT MANUFACTURING,  
CONDITIONAL) DISTRICT AT SOUTH GREEN, 100, 101, 110, AND 120 TWO HILLS DRIVE

\*\*Draft 05-18-2023\*\*

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:

Lot	Address	PIN	District	Size
1	101 Two Hills Drive	9778-83-7930	M3-CZ	1.25
2	120 Two Hills Drive	9778-93-1738	M3-CZ	2.99
3	100 & 110 Two Hills Drive	9778-83-7669	M3-CZ	0.97

1. The Concept Plan labeled “Map Amendment Exhibit for the M-3, Conditional District – South Green Lofts,” dated May 19, 2023 is approved and incorporated herein to indicate all potential land uses, the location of buildings and parking areas, vehicular and bicycle-pedestrian access points, circulation patterns, stream buffers and stormwater management features, areas of preserved trees and other landscaped areas. Other features and issues remain to be decided at the time a modification to the 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, final number and location of bicycle parking spaces, the location and type of urban amenities, and all other elements necessary to determine compliance with the Land Use Ordinance.
2. The map amendment and subsequent special use permit-A shall comply with all of the conditions agreed upon as part of the special use permit-A adopted on June 9, 2015. This includes the green building and site components identified and agreed upon as part of the sliding scale for inclusion of use classification 8.000 (restaurants, bars and nightclubs), and associated maintenance.
3. The residential density of the project shall be capped at a maximum of 63 dwelling units of a combination of use classifications 1.310 (Multi-Family Conversion), 1.321 (multi-family townhomes, max 20% units > 3 bedrooms), 1.322 (multi-family townhomes, no bedroom limits), 1.331 (multi-family apartments, max 20% units > 3 bedrooms), 1.332 (multi-family apartments, no bedroom limit).
4. The Housing & Community Services staff recommends that the map amendment follow the affordable housing expectation in the Land Use Ordinance and is content upon allocating 15% of the total number of units for affordable housing, or upon providing and payment in lieu of affordable units. If the project does not include 15% affordable units, the applicant shall participate in an affordable housing meeting with the Town Council.

5. The Town Council hereby finds, that \_\_\_ parking spaces are sufficient to serve this development based on the evidence provided by the applicant relating to the parking calculations from the original permit and the parking calculations provided by the applicant for the map amendment to add residential uses, proximity of the site to transit, and bicycle and pedestrian facilities.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are repealed.

SECTION 3. 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 \_\_\_\_\_ 2023:

AYES:

NOTES:

ABSENT OR EXCUSED:

