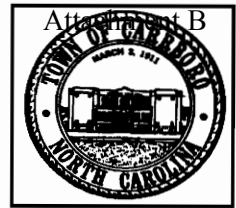


# TOWN OF CARRBORO



## LAND USE ORDINANCE AMENDMENT REQUEST

"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

SEE ATTACHED

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

SEE ATTACHED

- 3) State the reasons for the proposed amendment:

SEE ATTACHED

SIGNATURE:



applicant

PUNYON COLIE WOODS

ADDRESS:

230 DOGWOOD ACRES  
CHAPEL HILL

ON BEHALF OF (print) WOODHILL NC. LLC

TELEPHONE NUMBER:

919-418-2121

## **TOWN OF CARRBORO**

### **LAND USE ORDINANCE AMENDMENT REQUEST**

To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

1) The Land Use Ordinance, at present, would allow property zoned M-1 the following **EXISTING** uses (among others):

- 2.100 thru 2.140 Sales and Rental of Goods and Merchandise inside
- 2.210 thru 2.330 Sales and Rental of goods and Merchandise outside
- 3.110 thru 3.130 Office, Clerical
- 4.100 Manufacturing inside
- 5.110 thru 5.5.400 Educational, Cultural, Social
- 6.110 thru 6.140 Recreation, Amusement, Entertainment
- 6.220 thru 6.6.240, 6.260 Recreation, Amusement, Entertainment

2) The proposed amendment to the Land Use Ordinance would allow property zoned M-1 the following **ADDITIONAL** uses:

- 3.230 Banks with drive thru windows
- 3.250 Automatic teller machines freestanding
- 8.100 Restaurants
  - 8.200 Outside service or consumption
  - 8.500 Carryout service
  - 8.700 Food delivery

These uses would be subject to a conditional use permit.

### **3) Reasons for the proposed amendment:**

Carrboro has only three clusters or groups of lots zoned M-1: a southern cluster consisting of 4 lots on South Greensboro Street, a western cluster consisting of 7 lots on Jones Ferry Road (grouped around OWASA and Mellot Grading) and a northern cluster

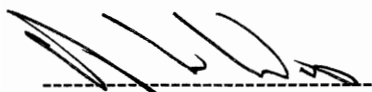
made up of two lots, Fitch Lumber on the west side of North Greensboro and the Fitch Lumber storage shed on the east side of North Greensboro.

With the exception of an empty lot on the south side of Jones Ferry Road, the M-1 lots in the northern cluster and the western cluster are zoned that way in recognition of an historical use, as opposed to a deliberate decision to create a manufacturing district where none currently existed. One of the largest lots in the western cluster was the subject of a permit request for retail redevelopment in 2007.

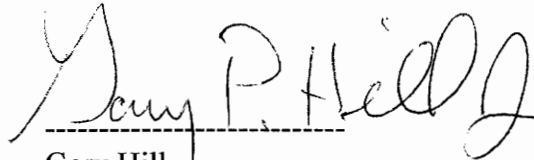
In the southern cluster at the time of the zoning, 3 of the 4 lots in the cluster were empty, the 4<sup>th</sup> had a factory. Of the three empty lots, two have since become offices and the third a storage facility. The factory lot has been abandoned for years.

While the M-1 zoning recognizes historical use, the most probable future use for the Carrboro M-1 lots is not manufacturing. While the M-1 zone currently allows retail and office use, some of the most probable future uses (i.e. restaurants and bank branches) are prohibited. If Carrboro wishes to encourage the adoptive re use and redevelopment of the M-1 lots, then the table of permitted uses should be amended as suggested above to include these additional probable uses, both of which are consistent and fit well with Retail, Office, Social, Entertainment uses currently allowed. The discouraging burden of a rezoning request should not be a necessary requirement to achieve a workable and feasible adoptive reuse site plan for an M-1 lot in Carrboro. As long as the use is conditional, the Board of Aldermen will still be reviewing and approving the site plan submissions.

Given the existing permitted uses of Retail, Office, Social and Entertainment in M-1, the distinct prohibition of restaurants and banks makes little sense and seems to be an oversight rather than a deliberate prohibition. This petition asked the Board of Aldermen to add those uses to the table of permitted uses for M-1.



Runyon Colie Woods,  
partner, Woodhill NC LLC



Gary Hill  
partner, Woodhill NC LLC