

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY
3.94 ACRES OF PROPERTY KNOWN AS 410, 420 AND 430 SMITH LEVEL ROAD FROM R-10
(RESIDENTIAL, 10,000 SQUARE FEET PER DWELLING UNIT) TO O/A-CZ
(OFFICE/ASSEMBLY, CONDITIONAL)

DRAFT 4-23-2021

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

No.	PIN	Existing Zoning	Proposed Zoning	Acres
Parcel 1	9778-60-9205	R-10	O/A-CZ	0.795
Parcel 2	9778-70-0424	R-10	O/A-CZ	1.623
Parcel 3	9778-60-9663	R-10	O/a-CZ	1.523
Total				3.941

1. The Concept Plan labeled “*Morgan Creek Commons Illustrative Master Plan,*” dated _____ is approved and incorporated herein to indicate all potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle-pedestrian access points, general circulation patterns, stormwater management features and building setbacks. Other features and issues remain to be decided at the time a special use permit is requested for development. Those features include, but are not necessarily limited to, preserved trees and other landscaped areas, traffic improvements at Smith Level Road and the intersection with Culbreth and BPW roads, and the amount of required parking.
2. The applicant shall limit land uses to the following classifications:
 - a) Sales and Rental of Goods, Merchandise and Equipment: use classifications 2.110 (High-Volume Traffic Generation) and 2.120 (Low-Volume Traffic Generation)
 - b) Office, Clerical, Research and Services Not Primarily Related to Goods or Merchandise: use classifications 3.110 (Operations designed to attract and serve customers or clients on the premises, such as the office of attorneys, physicians, other professions, insurance and stock brokers, travel agents, governmental office buildings, etc.), 3.120 (Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use) and 3.130 (Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area).
 - c) Restaurants (including food delivery services), Bars, Night Clubs: – use classifications 8.100 (Restaurant with none of the features listed in use classification below as its primary activity), and 8.200 (Outside Service or Consumption).
 - d) Storage and Parking: use classification 10.210 (All storage within completely enclosed structures).
3. For all exterior lighting, the applicant will install a maximum fifteen-foot high light poles through the project and use a maximum 3000 kelvin rating for all LED lights.

4. The Declaration of Covenants and Restrictions will restrict the hours of deliveries between the hours of 6 am and 10 pm on weekdays and 7 am and 10 pm on weekends.
5. The Declaration of Covenants and Restrictions will restrict the hours of access to the self-storage use to between the hours of 6 am and 10 pm.
6. The Declaration of Covenants and Restrictions will restrict the hours of collection of trash and recycling. A copy of the Declaration of Covenants and Restrictions will be provided to the Town prior to approval of construction plans.
7. The Declaration of Covenants and Restrictions will restrict the hours of landscape maintenance. A copy of the Declaration of Covenants and Restrictions will be provided to the Town prior to approval of construction plans.
8. The applicant will utilize native plants as identified in the Land Use Ordinance in supplemental landscaping to the extent possible. Supplemental aesthetic plantings, such as post and beds, may utilize drought tolerant and non-invasive plants.
9. The applicant must incorporated design wiring infrastructure for solar panels within the self-storage building design.
10. The applicant must provide four electric vehicle charging stations.
11. The special use permit application shall include a timeline for the installation of stormwater features as well as the schedule for converting erosion control features into permanently maintained BMPS/SCMS. Erosion control features shall be designed and installed to provide sufficient stabilization during development.

SECTION 2. All provisions of the 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 the _____ day of _____ 2021.

AYES:

NOES:

ABSENT OR EXCUSED.

