

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY
7405.2 SQUARE FEET OF PROPERTY KNOWN AS 106 HILL STREET FROM R-7.5
(RESIDENTIAL, 7,500 SQUARE FEET PER DWELLING UNIT) TO R-3-CZ (RESIDENTIAL, 3,000
SQUARE FEET PER DWELLING UNIT, CONDITIONAL)

****DRAFT 6-17-2021****

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 Map by parcel identification number shown below shall be rezoned as noted and subject to the following conditions:

Chapel Hill Township, 106 Hill Street (PIN 9778-97-5883) encompassing approximately 7405.2 square feet as shown on the accompanying map titled "PWH Hill Street – Conceptual Design" is hereby rezoned from R-7.5 (Residential, 7,500 square feet per dwelling unit) to R-3-CZ (Residential, 3,000 square feet per dwelling unit, Conditional).

1. The rezoning exhibit labeled "PWH Hill Street Conceptual Plan," dated _____ is approved and incorporated herein to indicate all potential land uses, the general location and size of buildings, stormwater management features and building setbacks. Other features and issues remain to be decided at the time a permit is requested for development. Those features include, but are not necessarily limited to, preserved trees and other landscaped areas, and the location and amount of required parking.
2. All dwelling units constructed on the subject property are to remain affordable for residents earning less than 30% of the area AMI.
3. The homes shall not be enlarged or replaced. If future replacement is deemed necessary due to age or damage the replacement building shall match the original in size, height, massing and placement on the site.

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 All provisions of the any Town ordinance in conflict with this ordinance are repealed.

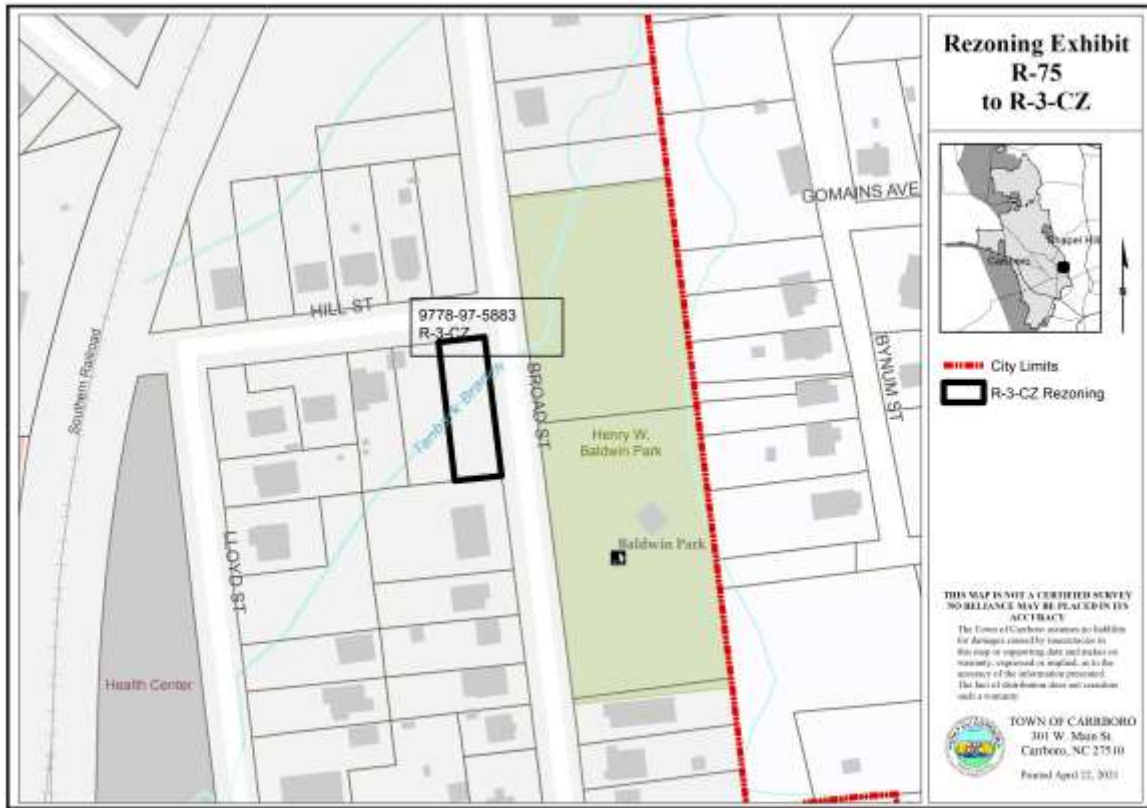
SECTION 3. This ordinance shall become effective upon adoption.

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.



OK