

**AN ORDINANCE ESTABLISHING A 60-DAY MORATORIUM ON PROCESSING OF
LAND USE PERMIT APPLICATIONS FOR NEW DEVELOPMENTS INVOLVING THE
CONSTRUCTION OF BUILDINGS IN EXCESS OF TWO STORIES ON SPECIFIED LOTS
WITHIN THE B-1(C) AND B-1(G) ZONING DISTRICTS**

WHEREAS, on June 22, 2004 the Board of Aldermen appointed a B1-F Subcommittee consisting of one member of the Board of Aldermen and six other concerned citizens to consider recommendations regarding amendments to the Land Use Ordinance to ensure that lots within the B-1(c) and B-1(g) districts that are located directly across the streets from residentially zoned lots are not developed in a manner that would impact adversely on such residential lots; and

WHEREAS, the focus of the Subcommittee's concern is primarily upon the potential under existing ordinances for the construction on such commercially zoned properties of buildings in excess of two stories in height; and

WHEREAS, the Subcommittee has been meeting regularly and working diligently to develop its recommendations but has not yet completed its work;
and

WHEREAS, the Board desires to preserve the status quo in terms of the construction of buildings in excess of two stories in height on those lots and tracts that are the subject of the Subcommittee's study, pending the receipt of the Subcommittee' recommendations and the consideration of ordinance amendments to implement those recommendations;

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. From and after the effective date of this ordinance for a period of sixty days, the Carrboro Planning Department shall not accept new nor process existing applications for land use permits that propose the construction of buildings in excess of two stories on the lots shown on the map attached to and incorporated herein, which lots are more particularly identified below:

TAX MAP, BLOCK & LOT	SITE ADDRESS	TAX MAP, BLOCK & LOT	SITE ADDRESS	
7.103.E.7	605 W Main St	7.93.H.4	102 Cobb St	
7.103.E.7A	100 W Poplar Ave	7.93.H.4A	102 Lloyd St	
7.98.A.6	101 W Poplar Ave	7.98.M.5	103 Laurel Ave	
7.93.D.1	205 Lloyd St	7.98.M.10D	105 Laurel Ave	
7.98.L.2	301 W Main St	7.98.M.10A	203 W Main St	
7.93.D.2	203 Lloyd St	7.98.M.2	107 Laurel Ave	
7.93.D.2A	201 Lloyd St	7.98.M.10F	104 Jones Ferry Rd	
7.93.D.3A	107 Lloyd St	7.98.M.10B	106 Jones Ferry Rd	
7.93.H.21A	205 Sunset Dr	7.99.D.5	203 E Carr St	
7.93.H.1	106 Cobb St	7.99.D.4	201 E Carr St	
7.93.H.2	104 Cobb St	7.99.D.1	201 S Greensboro St	
7.93.D.3	105 Lloyd St	7.99.B.11	200 S Greensboro St	
		7.99.B.11A	202 S Greensboro St	

Section 2. This ordinance shall become effective upon adoption.





PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

OCTOBER 7, 2004

PROPOSED 60-DAY MORATORIUM ON CERTAIN DEVELOPMENT APPLICATIONS IN THE B-1C AND B-1G ZONING DISTRICT

MOTION WAS MADE BY JAMES CARNAHAN AND SECONDED BY JOHN MARSHALL TO RECOMMEND THAT THE BOARD OF ALDERMEN APPROVE THE 60-DAY MORATORIUM ON CERTAIN DEVELOPMENT APPLICATIONS IN THE B-1C AND B-1G ZONING DISTRICT.

VOTE: AYES (6) (Stan Babiss, James Carnahan, Frank Hammill, John Marshall, Heidi Paulsen, Ande West); ABSENT/EXCUSED (3) (Rob Hogan, Dave Clinton, Susan Poulton); ABSTENTIONS (0).

Mat Ranga (on behalf of Chairman John Marshall)
John Marshall, Chair 10/15/04 (date)