

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF  
ALDERMEN'S REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF  
THE CARRBORO LAND USE ORDINANCE

Resolution No. 67/2007-08

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An Ordinance Amending the Carrboro Land Use Ordinance to Allow Limited Office and Retail Uses in the WM-3 District

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is consistent with the specified purpose of the WM-3 zoning district as outlined in the Carrboro Land Use Ordinance.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to provide for a range of non-residential development.

Section 3. This resolution becomes effective upon adoption.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF  
ALDERMEN'S REASONS FOR REJECTING AN AMENDMENT TO THE TEXT OF  
THE CARRBORO LAND USE ORDINANCE

Resolution No. 68/2007-08

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An Ordinance Amending the Carrboro Land Use Ordinance to Allow Limited Office and Retail Uses in the WM-3 District

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with Town of Carrboro Land Use Ordinance.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing policies are sufficient.

Section 3. This resolution becomes effective upon adoption.

**\*\*DRAFT 10-10-07\*\***

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO  
ALLOW LIMITED RETAIL AND OFFICE USES IN THE WM-3 ZONING  
DISTRICTS

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Section 15-146 (Table of Permissible Uses) of the Carrboro Land Use Ordinance is amended by adding the letter "C" opposite use classifications 2.112, 2.120, 2.150, 3.120, and 3.220 under the WM-3 district column to indicate that these uses are permissible with a Conditional Use Permit in that district.

Section 2. Section 15-147 (Use of the Designations Z,S,C in Table of Permissible Uses) is amended by adding a new subsection L, that reads as follows:

L) Notwithstanding the foregoing, if a use within use classifications 2.112, 2.120, 2.150, 3.120, or 3.220 is proposed for an existing building within the WM-3 zoning district, and no other changes to the site are proposed that would require the issuance of a new permit under Section 15-46, then such use shall be permissible with a zoning permit.

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

**\*\*DRAFT\*\***

CARRBORO DEVELOPMENT GUIDE  
APPENDIX A

## 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 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):

WM-3 - see table of permissible use.

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

2.120 low volume sales

~~2.130~~

2.150 Retail Sales w/ Subordinate Man. + Processing

3.120 Office/Client/Reserve

2.220 " " " " low volume

All of the above available with a "Z" " "

- 3) State the reasons for the proposed amendment:

To allow additional uses to zone. not cons.

And to allow occupancy without a special use or Conditional use Permit.

SIGNATURE:

John B. Hill (print)  
John B. Hill (applicant)

ADDRESS:

106 Cedar Meadows Lane, CH, NC

TELEPHONE NUMBER:

Cell Cam Hill @ 260-6059

27517

# TABLE OF PERMISSIBLE USES

Excerpt of University Lake zoning districts - 11/19/07

DESCRIPTION	C	W-	B-	WM	WM3	Proposed New Uses
R	5	-3				
<b>1.000 Residential</b>						
1.100 Single Family Residences						
1.110 Single Family Detached One Dwelling Unit Per Lot						
1.111 Site Built/Modular		Z				
1.112 Class A Mobile Home		Z				
1.113 Class B Mobile Home						
1.400 Group Homes						
1.420 Boarding Houses, Rooming Houses		C				
1.430 Adult Care Home, Class A		Z				
1.440 Adult Care Home, Class B		S				
1.450 Child Care Home, Class A		Z				
1.460 Child Care Home, Class B		S				
1.470 Maternity Home		Z				
1.480 Nursing Care Home		Z				
1.500 Temporary Residences						
1.510 Tourist Homes and other Temporary Residences Renting Rooms for Relatively Short Periods of Time			C			
1.900 Home Occupation		Z				
<b>2.000 Sales and Rental of Goods, Merchandise and Equipment</b>						
2.100 No Storage or Display of Goods Outside Fully Enclosed Building						
2.110 High-Volume Traffic Generation			C			
2.112 Specialty High Volume Retail					C	
2.120 Low-Volume Traffic Generation			C		C	
2.130 Wholesale Sales			C	C		
2.140 Drive-In Windows						
2.150 Retail Sales with Subordinate Manufacturing and Processing					C	
2.200 Display of Goods Outside Fully Enclosed Building						
2.210 High-Volume Traffic Generation			C			
2.220 Low-Volume Traffic Generation			C			
2.230 Wholesale Sales			C			
2.240 Drive-In Windows						
2.300 Storage of goods outside fully enclosed building						
2.310 High-volume traffic generation						
2.320 Low-volume traffic						
2.330 Wholesale Sales						
2.340 Drive-in Windows						
<b>3.000 Office, Clerical, Research and Services Not Primarily Related to Goods or Merchandise</b>						
3.100 All operations conducted entirely Within Fully Enclosed Building						
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, government office buildings, etc.			C			

# TABLE OF PERMISSIBLE USES

Excerpt of University Lake zoning districts - 11/19/07

DESCRIPTION	C	W	B	WM	WM3
	R	5	3	Proposed	New Uses
3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use			C		C
3.130 Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area			C		
3.140 Watershed research	C				
3.150 Copy Centers/Printing Operations			ZC		
3.200 Operations conducted within or outside fully enclosed buildings					
3.210 Operations designed to attract and serve customers or clients on the premises			C		
3.220 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use			C		C
3.230 Banks with drive-in window					
3.240 Watershed research	C				
3.250 Automatic Teller Machine, Freestanding					
<b>4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment</b>					
4.100 All operations conducted entirely within fully enclosed buildings				C	
4.200 Operations conducted within or outside fully enclosed buildings					
<b>5.000 Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses</b>					
5.100 Schools					
5.110 Elementary and secondary (including associated grounds and athletic and other facilities)		Z	C		
5.120 Trade or vocational school			C		
5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)					

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Excerpt of University Lake zoning districts - 11/19/07

DESCRIPTION	C	W-	B-	WM	WM3
	R	5	-3	Proposed	New Uses
5.200 Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)		C	C		
5.300 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)					
5.310 Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet				C	
5.320 Located within any permissible structures				C	
5.400 Social, fraternal clubs and lodges, union halls, and similar uses				C	
<b>6.000 Recreation, Amusement, Entertainment</b>					
6.100 Activity conducted entirely within building or substantial structure					
6.110 Bowling alley, skating rinks, indoor tennis and squash courts, billiards and pool halls, indoor athletic and exercise facilities and similar uses				C	
6.140 Community Center--a Town sponsored, non-profit indoor facility providing for one or several of various type of recreational uses. Facilities in a Community Center may include, but are not limited to gymnasias, swimming pools, indoor court areas, meeting/activity rooms, and other similar uses	Z				
6.200 Activity conducted primarily outside enclosed buildings or structures					
6.210 Outdoor recreational facilities developed on private lands, without Town sponsorship or investment, such as golf and country clubs, swimming or tennis clubs, etc. and not constructed pursuant to a permit authorizing the construction of a residential development.	C	C		C	
6.220 Outdoor recreational facilities developed on public lands, or on private lands with swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school					
6.221 Town of Carrboro owned and operated facilities.	Z	Z		Z	Z
6.222 Facilities owned and operated by public entities other than the Town of Carrboro	C	C		C	C
6.230 Golf driving ranges not accessory to golf course, par 3 golf courses, miniature golf course, skateboard parks, water slides, and similar uses.				C	

# TABLE OF PERMISSIBLE USES

Excerpt of University Lake zoning districts - 11/19/07

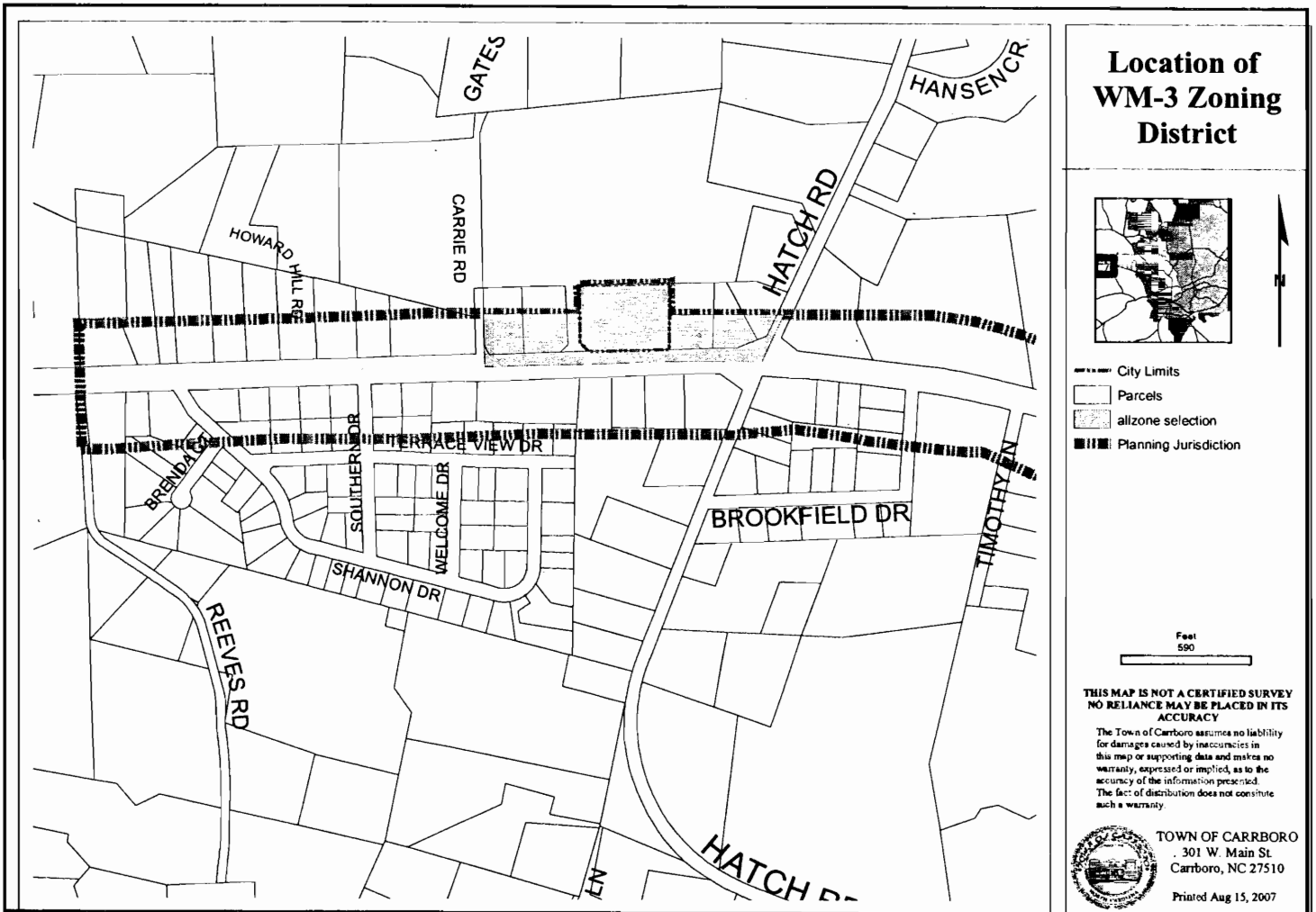
DESCRIPTION	C	W	B	WM	WM3
	R	S	-3	Proposed	New Uses
6.240 Horseback riding stables (not constructed pursuant to permit authorizing residential development)	Z	C	C		
<b>7.000 Institutional Residence or Care of Confinement Facilities</b>					
7.200 Nursing care institutions, intermediate care institutions, handicapped, aged or infirm institutions, child care institutions			C		
<b>8.000 Restaurants (including food delivery services), Bars, Night Clubs</b>					
8.100 Restaurant with none of the features listed in use classification below as its primary activity			C		
8.200 Outside Service or Consumption			C		
8.500 Carry Out Service (food picked up inside of off-premises consumption)			C		
8.600 Food Delivery			C		
<b>13.000 Emergency Services</b>					
13.100 Police Stations	Z	Z	Z	Z	
13.200 Fire Stations	Z	Z	Z	Z	
13.300 Rescue Squad, Ambulance Service	C	C	C	C	
13.400 Civil Defense Operation	C	C	C	C	
<b>14.000 Agricultural, Silvicultural, Mining, Quarrying Operations</b>					
14.100 Agricultural operations, farming					
14.110 Excluding livestock	Z	Z	Z		
14.120 Including livestock	Z	Z	Z		
<b>15.000 Miscellaneous Public and Semi-Public Facilities</b>					
15.600 Public utility service complex			C		
15.700 Cable Television Signal Distribution Center					
<b>15.800 Town-owned and/or Operated Facilities and Services</b>					
15.810 Town-owned and/or Operated Public Parking Lot				z	
15.820 All other town-owned and/or operated facilities and services	Z	Z	Z	Z	
<b>16.000 Dry Cleaner, Laundromat</b>					
16.200 Without drive-in windows			C		
<b>17.000 Utility Facilities</b>					
17.100 Neighborhood	C	C	C		
17.200 Community or regional	C		C		
17.400 Underground Utility Lines	C	C	Z	C	
<b>18.000 Towers and Related Structures</b>					
18.100 Towers and antennas fifty feet tall or less	Z	C	Z		



# TABLE OF PERMISSIBLE USES

Excerpt of University Lake zoning districts - 11/19/07

DESCRIPTION		C	W-	B-	WM	WM3
		R	5	-3	Proposed	New Uses
18.200	Towers and antennas attached thereto that exceed 50 feet in height, and that are not regarded as accessory to residential users under 15-150(c)(5)			C	C	
18.300	Antennas exceeding 50 feet in height attached to structures other than towers, [other than accessory uses under 15-150(c)(5)]	S	S	S	S	
21.000	<b>Cemetery and Crematorium</b>					
21.100	Town-owned cemetery	Z	Z	Z	Z	
21.200	All other cemeteries	C	C	C		
22.000	<b>Day Care</b>					
22.100	Child Day Care Home		Z			
22.200	Child Day Care Facility		C	C		
22.300	Senior Citizens Day Care, Class A		C	C		
23.000	<b>Temporary structure or parking lots used in connection with the construction of a permanent building or for some non-recurring purpose</b>					
23.100	Temporary structures located on same lot as activity generating need for structure	C	C	C	C	
26.000	<b>Subdivisions</b>					
26.100	Major	C	C	C	C	
26.200	Minor	C	C	C	C	
27.000	<b>Combination Uses</b>	*	C	*	*	
29.000	<b>Special Events</b>	C	C	C		
34.000	<b>Temporary Lodging</b>					
34.200	Bed and Breakfast	C	S			





# PLANNING BOARD

*301 West Main Street, Carrboro, North Carolina 27510*

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## \* D R A F T \* R E C O M M E N D A T I O N

NOVEMBER 1, 2007

### **Land use ordinance text amendment to allow limited office and retail uses in the WM-3 zone**

Rich Bell moved and seconded by Susan Poulton that the Board of Aldermen accept the amendment as written and as presented by staff. The motion was unanimously approved.

VOTE: AYES: (7) Barton, Bell, Carnahan, Clinton, Cook, Fritz and Poulton; NOES: (0);  
ABSENT/EXCUSED: (2) Chadbourne and Lavelle; ABSTENTIONS: (0).

#### Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, the Planning Board of the Town of Carrboro finds that the land use regulations and procedures should be consistent with Carrboro Vision 2020, particularly Section 3, economic development policy 3.61 and Section 5, recycling policy 5.14.

Motion in support of this finding was made by Rich Bell and seconded by Susan Poulton. The motion was unanimously approved.

VOTE: AYES: (7) Barton, Bell, Carnahan, Clinton, Cook, Fritz and Poulton; NOES: (0);  
ABSENT/EXCUSED: (2) Chadbourne and Lavelle; ABSTENTIONS: (0).

\_\_\_\_\_  
James Carnahan, Chair

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November 21, 2007  
(date)