

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE TOWN COUNCIL'S  
REASONS FOR ADOPTING AN AMENDMENT TO THE MAP OF THE CARRBORO  
LAND USE ORDINANCE (N.C. Gen. Stat. 160A-383)

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 ZONING MAP TO REZONE APPROXIMATELY 1.16 ACRES OF PROPERTY KNOWN AS 1307 WEST MAIN STREET FROM B-3 (RESIDENTIAL, 7,500 SQUARE FEET PER DWELLING UNIT) TO R-2-CZ (RESIDENTIAL, 2,000 SQUARE FEET PER DWELLING UNIT, CONDITIONAL)

NOW, THEREFORE, the Town Council of the Town of Carrboro Resolves:

**Section 1. The Town Council has reviewed the draft amendment to the map of the Land Use Ordinance and concludes that the proposed amendment is:**

\_\_\_\_\_ *Consistent* with the Town of Carrboro 2022-2042 Comprehensive Plan, *Carrboro Connects*, particularly the strategies described below:

- Affordable Housing Strategies to either increase the number of affordable homes for purchase and/or to provide affordable rental housing stock in high-transit areas (1.1 and 2.3).
- Transportation & Mobility Strategies to encourage non-automobile use and expand opportunities for transportation options that do not rely on fossil fuel/SOVs (2.1, 3.1, & 4.20).
- Green Stormwater Infrastructure, Water & Energy, Energy Strategy to reduce greenhouse gas emissions from motor vehicle use (1.1).
- Land Use Strategy – to develop fifteen-minute neighborhoods and make efficient use of land (4.1).

\_\_\_\_\_ *Inconsistent* with current adopted plans. The proposed action is *inconsistent* with the comprehensive plan for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ *Inconsistent* with the current adopted plans; however, because of the following changed circumstance(s), the Town Council's approval shall also be deemed an amendment to the existing adopted Future Land Use Plan, as described below.

Changed circumstance(s): The Future Land Use Plan in the 2022-2042 Comprehensive Plan identifies the subject property as a park. Staff believes that the park designation was an error.

\_\_\_\_\_  
\_\_\_\_\_

Amendment to current adopted plan:

The Future Land Use Map in the 2022-2042 Comprehensive Plan would be amended to show the subject property as a multi-family use instead of a park.

\_\_\_\_\_  
\_\_\_\_\_

**Section 2. The Town Council's action is reasonable and in the public interest for the following reason(s):**

The above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

**Section 3. Therefore, the Carrboro Town Council has: approved / denied the proposed amendment to the map of the Carrboro Land Use Ordinance.**

**Section 4. This resolution becomes effective upon adoption.**

Adopted by the Carrboro Town Council this the 27<sup>th</sup> day of February 2024.