

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN’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 9.70 ACRES OF PROPERTY KNOWN AS 820 AND 904 HOMESTEAD ROAD, AND 310 LUCAS LANE FROM R-20 (RESIDENTIAL, 20,000 SQUARE FEET PER DWELLING UNIT) TO R-3-CZ (RESIDENTIAL, 3,000 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 increase the number of size limited homes for purchase or rent and to preserve and expand opportunities for missing middle housing (Strategy 4.4);
- Crosscutting strategies to expand opportunities for accessory dwelling units Affordable Housing Strategy 3.1 and Land Use Strategy 2.3.
- Transportation Strategies Maps and Bike Plan recommendations for a shared use path along Homestead Road and an intersection improvement at Stratford Road and Homestead Road;
- Land Use Strategies to pursue updates to the LUO and zoning maps to provide greater densities in areas prioritized for growth, particularly along corridors identified in Strategy 8.1 and small area plans as part of implementation of the comprehensive plan under 2.8. Continue to increase residential density in Transition Area 1 and along key transportation corridors in a way that is compatible and interconnects with existing neighborhoods.
- Rogers, Homestead and Old 86 Corridor Recommendations (see page 152)
 - Opportunity 4. Extend Chapel Hill Transit along Homestead Road and Old NC 86 to extend service to this section of Carrboro as the demand for transit increases.
 - Opportunity 5. Plan for bicycle facilities to serve the Homestead Road Corridor and development on both sides of Old 86.

_____ *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 Board of Aldermen’s approval shall also be deemed an amendment to the existing adopted plan, _____, as described below.

Changed circumstance(s):

Amendment to current adopted plan:

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 27th day of June 2023.