

Racial Equity Pocket Questions – Request for Text Amendment to M-3-CZ District

What are the racial impacts?

This text amendment adds diverse residential uses and increases the height restriction in the M-3-CZ zoning district. The impacts to adding residential uses to the M-3-CZ zoning district provide for future developments to pursue a map amendment for a property or series of properties to allow for expanded mixed uses. The addition of diverse housing options to this zone attracts diverse residents, complement the M-3-CZ zoning district's intent to retain and promote local businesses, and offer opportunities for Carrboro residents to live closer to commercial resources, recreational amenities, and their workplaces. While dependent on project location, the addition of residential uses to the zoning-district could provide denser housing options close to downtown or in areas where BIPOC residents or low-income residents currently live. Pocket Questions for the M-3-CZ map amendment for 101, 110, and 120 Two Hills Drive discuss racial impacts pertinent to South Green.

Who is or will experience burden?

Because there are no other existing M-3-CZ zoning districts in town, potential burdens would be site- or project-dependent upon a future request for a map amendment. Pocket Questions for the M-3-CZ map amendment for 101, 110, and 120 Two Hills Drive discuss burdens pertinent to South Green.

Who is or will experience benefit?

Because there are no other existing M-3-CZ zoning districts in town (beyond South Green), most potential benefits would be site- or project-dependent upon a future map amendment request. One benefit that applies to this text amendment is the addition of diverse residential uses to the existing mixed-use district. While adding further density and diversity to areas close to downtown, this change also creates opportunities for residents to live closer to work. Provided that the residential uses are affordable (for which the Town's Land Use Ordinance has mechanisms to incentivize), this amendment creates this density and these opportunities for low-income residents, and residents who are service workers or shift workers. Pocket Questions for the M-3-CZ map amendment for 101, 110, and 120 Two Hills Drive discuss benefits pertinent to South Green.

What are the root causes of inequity?

Root causes of inequity can be related to governmental actions like land use planning that overlooks the interests of historically Black communities/communities. On a national scale, the status quo investment in single family zoning has contributed to disparities in wealth, resource accessibility, and quality of living along racial lines. While the Town does not have single family zoning districts and has offered mixed use zoning and diverse housing options for over sixty years, larger structural racism in government decision-making has still alienated residents of color and other members of marginalized communities from public participation. If areas of town pursue map amendments to this district, a public hearing will be necessary and thus barriers to public participation will be important to continue identifying and eliminating.

What might be the unintended consequences of this action or strategy?

One unintended consequence of approving the amendment to the Land Use Ordinance is that the Town cannot guarantee the affordability of the allowed residential units. Thus, developers and property owners who pursue map amendments to this zone in the future may not build affordable housing, which can have economic impacts along racial lines, contribute to gentrification, and negate some of the potential benefits discussed above.