

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 M-3-CZ (SPECIAL LIGHT MANUFACTURING, CONDITIONAL) DISTRICT AT SOUTH GREEN, 100, 101, 110, AND 120 TWO HILLS DRIVE

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 current adopted plans, the Town of Carrboro 2022-2042 Comprehensive Plan, *Carrboro Connects*, strategies described below:

Affordable Housing

- The applicant has identified a commitment to provide some small homes that may contribute toward missing middle housing. Whether the residential units will for purchase or for rent has not yet been determined but it is anticipated that units will be available for purchase. Units will be designed to be energy efficient with a possibility of renewable energy such as solar panels. Homes will be in high transit area in close proximity to downtown, and suitable for walking and biking. Applicable strategy: 4.4.

Climate Action

- Inclusion of renewables, for residential units and inclusion of green building and site plan elements as part of original rezoning for South Green, including permeable pavement and other stormwater measures, strategy 3.1A.

Economic Development

- Strengthening business districts and commercial areas in Carrboro's neighborhoods, strategy 2.2.

Transportation & Mobility

- Strategies to identify sidewalks along development and design/construct, such as project 2.2

Land Use

- Encourage higher density along priority corridors such as Greensboro Street, strategy 4.1

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

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\_\_\_\_\_ *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):

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Amendment to current adopted plan:

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**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 23<sup>rd</sup> day of May 2023.