

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 1.99 ACRES OF PROPERTY KNOWN AS 802 AND 806 SOUTH MERRITT MILL ROAD FROM R-7.5 (RESIDENTIAL, 7,500 SQUARE FEET PER DWELLING UNIT) TO R-2-CU (RESIDENTIAL, 2,000 SQUARE FEET PER DWELLING UNIT, CONDITIONAL USE)

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

**Section 1. The Board 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, Carrboro Vision2020 (provisions 1.35, 2.11, 2.22, 6.11 and 6.17) and the Town's Affordable Housing Strategy (provisions 2.1 and 2.3), for the following reason(s):

**1.35** The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed income.

**2.11** Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impacts of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

**2.22** Where development is acceptable, there should be well defined dense development with areas of well-preserved open space.

**6.11** Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

**6.17** The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Housing Corporation, Empowerment Inc., and Habitat for Humanity.

**2.1** Increase the number of rental units that are permanently affordable to individuals and families earning less than 60% of Area Median Income (AMI).

**2.3** Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.

\_\_\_\_\_ *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 Board of Aldermen'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 Board of Aldermen 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 Board of Aldermen this the 27th day of March 2018.