

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. 160D-605)

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 7405.20 SQUARE FEET OF PROPERTY KNOWN AS 106 HILL STREET FROM R-7.5 (RESIDENTIAL, 7,500 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 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, Carrboro Vision2020 (provisions 2.11, 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17) and the Town's Affordable Housing Goals and Strategies (2.1 and 2.4), for the following reason(s):

Carrboro Vision2020

- 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 impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.
- 2.52 The town should continue to require the construction of a diverse housing stock.
- 3.28 Carrboro encourages a variety of appropriate residential development—single-family, multi-family, SROS, etcetera—in the downtown especially as part of mixed-use developments.
- 6.0 The town should develop a comprehensive housing policy that seeks to provide housing all of Carrboro's citizens.
- 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.
- 6.13 The town should review all vacant municipally owned land for the purpose of making unneeded tracts available for housing programs.
- 6.17 the town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Community Home Trust, Empowerment Inc., and Habitat for Humanity [of Orange County].

Affordable Housing Goals and Strategies

- 2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% AMI.
- 2.4 Reduce erosion of rental housing quality and affordability.

_____ *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 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 28th day of September 2021.