

**UNIFIED DEVELOPMENT ORDINANCE  
TEXT AMENDMENT CONSISTENCY STATEMENT  
BY THE DURHAM COUNTY BOARD OF COMMISSIONERS REGARDING  
TC1800009, Compact Suburban Design District**

**Whereas** the Durham County Board of Commissioners, upon acting on a text amendment to the *Unified Development Ordinance* and pursuant to NCGS § 153A-341, is required to approve a statement describing how the action is consistent with the *Durham Comprehensive Plan*; and

**Whereas** the Durham County Board of Commissioners, upon acting on a text amendment to the *Unified Development Ordinance* and pursuant to NCGS § 153A-341, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

**NOW THEREFORE, BE IT ADOPTED BY THE DURHAM COUNTY BOARD OF COMMISSIONERS AS APPROPRIATE:**

**IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE IS ADOPTED,**

That final action regarding text amendment TC1800009, Compact Suburban Design District, is based upon review of, and consistency with, the *Durham Comprehensive Plan* and any other officially adopted plan that is applicable, as provided in the “Recommendation” section of the memo to the County Manager, dated August 26, 2019, regarding the subject “*Unified Development Ordinance* Text Amendment, Compact Suburban Design District (TC18000009),” along with additional agenda information provided to the Board of Commissioners and information provided at the public hearing; and that:

1. The text amendments implement many of the policies of the *Comprehensive Plan* under Objective 2.2.4, Compact Neighborhood Tier Development, including but not limited to:

**Policy 2.2.4a. Compact Neighborhood Development Focus.** Ensure that development in the Compact Neighborhood Tier enhances the street-level experience and provides a mixture of goods and services near transit stations by requiring that development be transit-, bicycle-, and pedestrian-oriented. Auto-oriented and low-intensity uses shall be discouraged.

**Policy 2.2.2f. Sub-districts of Design Districts.** In the creation of a Design District, any number of the following sub-districts shall be established and depicted on the zoning map for the specific Design District:

- i. Core (C): The portion of a Design District where the highest, densest urban development, with a mix of vertically integrated uses, is expected and encouraged. The Core shall include and be in proximity of the transit station and shall not be located at the edge of the Design District.
- ii. Support 1 (S1): The portion of a Design District where moderate intensity urban development creates a mixed use urban environment at a lesser scale that respects adjacent development. The S1 district is appropriate at the edge where intensity of development or other physical barriers do not necessitate a more sensitive transition. The S1 district also serves as a transition between the Core and the Support 2 districts.
- iii. Support 2 (S2): The portion of a Design District intended to provide a sensitive transition from more intense development to development adjacent to the district, often residential in nature.

iv. Special Sub-Districts: Special sub-districts can be established as needed for any of the Design Districts. Specific standards for a special sub-district shall be contained in the standards for the Design District in which it is established to accommodate unique existing conditions identified through the detailed planning of the district to develop context sensitive standards.

It is the objective of the Durham County Board of Commissioners to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The text amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the County of Durham as supported in the "Recommendation" section of the memo to the County Manager, dated August 26, 2019, regarding the subject "*Unified Development Ordinance* Text Amendment, Compact Suburban Design District (TC1800009)," along with additional agenda information provided to the Board of Commissioners and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

**IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE FAILS,**

That final action regarding text amendment TC1800009, Compact Suburban Design District, is based upon review of, and consistency with, the *Durham Comprehensive Plan* and any other officially adopted plan that is applicable; and

It is the objective of the Durham County Board of Commissioners to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The text amendment does not promote this and therefore is neither reasonable nor in the public interest.