

**UNIFIED DEVELOPMENT ORDINANCE
TEXT AMENDMENT CONSISTENCY STATEMENT
BY THE DURHAM COUNTY BOARD OF COMMISSIONERS REGARDING
TC2000003, Development Agreements**

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 TC2000003, Development Agreements, is based upon review of, and consistency with, the *Durham Comprehensive Plan*, as provided in the “Issues” and “Consistency with the Comprehensive Plan; Reasonable and in the Public Interest” sections of the memo to the County Manager, dated September 28, 2020, regarding the subject “*Unified Development Ordinance* Text Amendment Development Agreements (TC2000003),” along with additional agenda information provided to the Board of Commissioners and information provided at the public hearing; 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 promotes this by offering fair and reasonable regulations for the citizens and business community of the County of Durham as supported in the “Issues” and “Consistency with the Comprehensive Plan; Reasonable and in the Public Interest” sections of the memo to the County Manager, dated September 28, 2020, regarding the subject “*Unified Development Ordinance* Text Amendment, Development Agreements (TC2000003),” 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 further support of both consistency with the *Comprehensive Plan*, and that the amendment is reasonable and in the public interest:

The purpose of this text amendment is to affirm a significant regulatory tool that can be used to achieve community benefits stated in the various development policies found within the *Comprehensive Plan*, which the Board of Commissioners believes is a reasonable undertaking and in the public interest. Furthering the public interest are the additional limits placed on the tool and the requirement of additional hearings and public input beyond what the state statute requires. Such a tool would also further the *Durham Comprehensive Plan Vision*, which states:

- “Promote the creation, enhancement and sustainability of a healthy, livable, safe and beautiful community for all Durham citizens.

- Promote a range of choices in transportation, education, housing and economic opportunities to effectively serve a diverse community.
- Promote the identity of our distinct neighborhoods by encouraging design elements and public facilities appropriate to the character of each area.
- Protect our historic heritage, open spaces and natural resources.
- Provide opportunities for high quality growth and development.”

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

That final action regarding text amendment TC2000003, Development Agreements 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.