

**RESOLUTION B**  
(Denying the Conditional Zoning Application)

**A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS FOR THE PROPERTY LOCATED AT 710 N ESTES DR FROM RESIDENTIAL-1 (R-1) TO RESIDENTIAL-5-CONDITIONAL ZONING DISTRICT (R-5-CZD) (2022-10-19/R-6)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application submitted by McAdams, on behalf of contract purchaser Lock7 Development and property owner Whitcomb Rummel, to rezone an 8.06-acre parcel located at 710 N Estes Drive on property identified as Orange County Property Identifier Number 9789-45-5646 to Residential-5-Conditional Zoning District (R-5-CZD) would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the application for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at 710 N Estes Drive to Residential-5-Conditional Zoning District (R-5-CZD).

This the 19<sup>th</sup> day of October, 2022.