

RESOLUTION B
(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT TO THE CHAPEL HILL ZONING ATLAS FOR THE PROPERTY LOCATED AT 1950 US 15-501 FROM NEIGHBORHOOD COMMERCIAL (NC) AND RESIDENTIAL-LOW DENSITY 1 (R-LD1) TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING DISTRICT (NC-CZD) (2023-06-14/R-10)

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 owners Refuel Operating Company, LLC to rezone a 1.14-acre site located at 1950 US 15-501 on a parcel identified as Orange County Parcel Identifier Number (PIN) 9776-68-0129 to Neighborhood Commercial-Conditional Zoning District (NC-CZD), if developed according to the plans dated September 23, 2022 and last revised March 24, 2023 would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code. Specifically, the intent of Neighborhood Commercial-Conditional Zoning District (NC-CZD) to "provide for the development of low-intensity commercial and service centers that are accessible by pedestrians from the surrounding neighborhoods".
- 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 1950 US 15-501 to Neighborhood Commercial-Conditional Zoning District (NC-CZD).

This the 14th day of June, 2023.