

RESOLUTION B

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO ZONE THE PROPERTY LOCATED AT 108 WEST CAMERON AVENUE TO OFFICE/INSTITUTIONAL-3-CONDITIONAL ZONING DISTRICT (OI-3-CZD) (PROJECT #19-127) (2021-03-10/R-6)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Kevin Hornik, The Brough Law Firm on behalf of Epsilon of Phi Gamma Delta, Inc., to zone a 0.55-acre parcel located at 108 West Cameron Avenue on property identified as Orange County Property Identifier Number 9788-36-4372, if zoned to Office/Institutional-3-Conditional Zoning District (OI-3-CZD) according to the rezoning plan dated October 31, 2019, and the conditions listed below 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 zone the property located at 108 West Cameron Avenue to Office/Institutional-3-Conditional Zoning District (OI-3-CZD).

This the 10th day of March, 2021.