

RESOLUTION B

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT TO THE CHAPEL HILL ZONING ATLAS FOR THE PROPERTY LOCATED AT 11 WHITE OAK DRIVE FROM RESIDENTIAL-1 (R-1) TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD) (PROJECT #CZD-24-6) (2025-06-18/R-9)

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 ZOM Living and property owners John McKee Jr. and Anne McKee, Michele Hodgson, and Arshad Mahmood and Kausar Arshad, to rezone a 13-acre site located at 11 White Oak Drive, 76 White Oak Drive, 5520 Old Chapel Hill Road, 5522 Old Chapel Hill Road, 5602 Old Chapel Hill Road, 5604 Old Chapel Hill Road, and 5608 Old Chapel Hill Road on property identified as Durham County Property Identifier Numbers 0709-09-4874, 0709-09-4378, 0709-09-4101, 0709-09-2143, 0709-09-0300, and 0709-09-0161, to Residential-6-Conditional Zoning District (R-6-CZD) according to the district-specific plan dated September 12, 2024, last revised February 26, 2025, and the conditions listed 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 11 White Oak Drive to Residential-6-Conditional Zoning District (R-6-CZD).

This the 18th day of June, 2025.