

RESOLUTION B

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING A MODIFICATION TO THE CONDITONAL ZONING ORDINANCE FOR THE PROPERTY LOCATED AT 1751 DOBBINS DRIVE (PROJECT #21-023)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a modification to a Conditional Zoning Ordinance approved on November 13, 2019, proposed by Keith Shaw AIA, Shaw Design Associates, on behalf of James R. and Melissa A. Miller, LLC, for a 0.5 acre parcel located at 1751 Dobbins Drive on property identified as Orange County Property Identifier Number 9799-58-6643 to allow up to 7,500 square feet of office use, if modified according to the plan dated March 19, 2021, 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 a modification to the Conditional Zoning Ordinance for the property located at 1751 Dobbins Drive.

This the ____ day of _____, 2021.