

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

**A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 607 MARTIN LUTHER KING JR BLVD FROM RESIDENTIAL-4 (R-4) TO RESIDENTIAL-COMMUNITY PRIORITY-CONDITIONAL ZONING DISTRICT (R-CP-CZD) (PROJECT #CZD-24-5) (2025-05-07/R-#)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the application for Conditional Zoning submitted by Taft Mills Group, on behalf of property owner Lawler Development Group, LLC, to rezone a 2.98-acre assemblage of parcels located at 607, 609, 611, 613, 615, and 617 Martin Luther King Jr. Blvd and 121 Stinson Street, on property identified as Orange County Property Identifier Number(s) 9788-39-0351, 9788-39-1558, and 9788-29-9778, if rezoned to Residential-Community Priority-Conditional Zoning District (R-CP-CZD) according to the rezoning plan dated November 11, 2024, last revised March 18, 2025, and the conditions listed in Ordinance A 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 properties located at 607, 609, 611, 613, 615, and 617 Martin Luther King Jr. Blvd and 121 Stinson Street to Residential-Community Priority-Conditional Zoning District (R-CP-CZD).

This the 7th day of May, 2025.