

**RESOLUTION B**

(Denying the Conditional Zoning Application)

**A RESOLUTION DENYING AN AMENDMENT TO THE CHAPEL HILL ZONING ATLAS FOR THE PROPERTY LOCATED AT 4511 S. COLUMBIA STREET FROM DEVELOPMENT AGREEMENT-1 (DA-1) AND RESIDENTIAL LOW-DENSITY-1 (R-LD1) TO MIXED-USE VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) (2023-06-07/R-3)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application submitted by owners Beechwood Obey Creek, LLC and the Town of Chapel Hill to rezone a 43-acre site located at 4511 S. Columbia Street on parcels and portions thereof identified as Orange County Parcel Identifier Numbers (PIN) 9787-13-0667, 9787-14-1770, 9787-14-4852, 9787-24-1209, 9787-23-8844, and 9787-24-4637 to Mixed Use-Village-Conditional Zoning District 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 4511 S. Columbia Street to Mixed-Use Village-Conditional Zoning District (MU-V-CZD).

This the 7th day of June, 2023.