

RESOLUTION B
Denying the Conditional Zoning Application

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 2217 HOMESTEAD ROAD TO RESIDENTIAL-5-CONDITIONAL ZONING DISTRICT (R-5-CZD) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2023-02-22/R-12)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Richard Gurlitz, on behalf of owner GS Homestead, LLC, to rezone a property located at 2217 Homestead Road and identified as Orange County Parcel Identifier Number 9870-90-7642, if rezoned to Residential-5-Conditional Zoning District (R-5-CZD) according to the rezoning plan dated February 13, 2023, 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 rezone the property located at 2217 Homestead Road to Residential-5-Conditional Zoning District (R-5-CZD).

This the 22nd day of February, 2023.