

RESOLUTION C

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE RESIDENCE INN – SUMMIT PLACE PROPERTY LOCATED AT 101-111 ERWIN ROAD FROM RESIDENTIAL-3-CONDITIONAL ZONING DISTRICT (R-3-CZD) TO MIXED USE-VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) (PROJECT #20-082) (2021-11-10/R-7)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, submitted by Scott Radway, Radway Design, on behalf of owners Summit Hospitality Group, LLC and Chapel Hill R I, LLC, to rezone a 17.71 acre parcel located at 101-111 Erwin Road and identified as Orange County Parcel Identifier Numbers 9799-48-1814 and 9799-48-0252 to Mixed Use-Village-Conditional Zoning District (MU-V-CZD) according to the rezoning plan dated October 29, 2020 and last revised November 4, 2021, 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 101-111 Erwin Road to Mixed Use-Village-Conditional Zoning District (MU-V-CZD).

This the 10th day of November, 2021.