

RESOLUTION A
Resolution of Consistency and Reasonableness

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT FOR GIMGHOUL CASTLE LOCATED AT 742 GIMGHOUL ROAD FROM RESIDENTIAL-1 (R-1) TO OFFICE/INSTITUTIONAL-1-CONDITIONAL ZONING DISTRICT (OI-1-CZD) IS REASONABLE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2022-06-15/R-11)

WHEREAS, John Bratton, on behalf of owner Gimghoul Corporation, has filed an application for Conditional Zoning Atlas Amendment to rezone a 2.3 acre-parcel located at 742 Gimghoul Road and identified as Orange County Parcel Identifier Number 9788-96-2765 to Office/Institutional-1-Conditional Zoning District (OI-1-CZD) to allow for expansion of the existing club use; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on May 3, 2022 and recommended that the Council enact the Conditional Zoning Atlas Amendment rezoning the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment to rezone and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (Good Places, New Spaces.5)
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. These spaces could include, among other things, Significant Natural Heritage Areas (SNHA) lands adjacent to and connecting various properties such as riparian lands, etc. (Nurturing Our Community.3)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Nurturing Our Ccommunity.8)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed Conditional Zoning Atlas Amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the 15th day of June, 2022.