

RESOLUTION B

(Denying the Conditional Zoning Modification)

A RESOLUTION DENYING AN APPLICATION FOR A CONDITIONAL ZONING MODIFICATION FOR HOMESTEAD GARDENS LOCATED AT 2200 HOMESTEAD ROAD (PROJECT #MOD-23-6) (2023-11-29/R-6)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning Modification application submitted by Thomas & Hutton, on behalf of both Town of Chapel Hill (Owner) and Self-Help Ventures Fund (Developer), located at 2200 Homestead Road on property identified as Orange County Property Identifier Number 9870-91-2947, if developed according to the Site Plan dated October 16, 2023, would not:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

BE IT FURTHER RESOLVED that the Council hereby denies the application for a Conditional Zoning Modification for Homestead Gardens at 2200 Homestead Road.

This the 29th day of November, 2023.