

RESOLUTION B

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT TO THE CHAPEL HILL ZONING ATLAS FOR THE PROPERTY LOCATED 1604 PUREFOY DRIVE FROM RESIDENTIAL-5-CONDITIONAL ZONING DISTRICT (R-5-CZD) TO OFFICE/INSTITUTIONAL-3-CONDITIONAL ZONING DISTRICT (OI-3-CZD) (PROJECT #CZD-22-6) (2023-10-11/R-8)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application submitted by St. Paul AME Church to rezone a 20.37-acre parcel located at 1604 Purefoy Drive on properties identified as Orange County Property Identifier Number(s) 9870-45-9243, 9870-54-0416, 9870-54-3735, 9870-54-5947, and 9870-54-4583 to Office/Institutional-3-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 1604 Purefoy Drive to Office/Institutional-3-Conditional Zoning District (OI-3-CZD).

This the 11th day of October, 2023.