

RESOLUTION B
Denying the Conditional Zoning Application

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 130 STANCELL DRIVE, 138 STANCELL DRIVE, 146 STANCELL DRIVE, 150 STANCELL DRIVE, 5103 BARBEE CHAPEL ROAD, 5111 BARBEE CHAPEL ROAD, 5115 BARBEE CHAPEL ROAD, AND 5119 BARBEE CHAPEL ROAD FROM MIXED USE VILLAGE (MU-V) TO RESIDENTIAL 6-CONDITIONAL ZONING DISTRICT (R-6-CZD) (2023-[MO-DAY]/R-#)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by McAdams, on behalf of property owner NR Hillmont Property Owner LP, to rezone an 38.33-acre assemblage of parcels located at 130 Stancell Drive, 138 Stancell Drive, 146 Stancell Drive, 150 Stancell Drive, 5103 Barbee Chapel Road, 5111 Barbee Chapel Road, and 5115 Barbee Chapel Road on property identified as Durham County Property Identifier Number(s) 9798-71-87-2809, 9798-81-18-1601, 9798-82-60-8392, 9798-82-21-3916, 9798-82-65-2259, 9798-82-94-9975, 9798-92-08-3946, 9798-93-20-2596, if rezoned to Residential-6-Conditional Zoning District (R-6-CZD) according to the rezoning plan dated September 12, 2023, and the conditions listed 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 properties located at 130 Stancell Drive, 138 Stancell Drive, 146 Stancell Drive, 150 Stancell Drive, 5103 Barbee Chapel Road, 5111 Barbee Chapel Road, and 5115 Barbee Chapel Road to Residential-6-Conditional Zoning District (R-6-CZD).

This the [] day of [], 2023.