

RESOLUTION B
(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT TO THE CHAPEL HILL ZONING ATLAS FOR THE PROPERTY LOCATED AT 19 E. LAKEVIEW DRIVE FROM RESIDENTIAL-1 (R-1) TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD) (PROJECT #CZD-23-6) (2023-11-15/R-7)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application submitted by Thomas & Hutton, on behalf of NorthView Partners and Bryan Properties and property owners JTCIV, LLC, Redwing Joco LLC, and APL Capital LLC, to rezone a 15-acre assemblage of parcels located at 19 E. Lakeview Drive, 21 E. Lakeview Drive, 35 E. Lakeview Drive, 78 White Oak Drive, and 79 White Oak Drive, on properties identified as Orange County Property Identifier Number(s) 9890-90-4183, 9799-99-4937, 9799-99-4931 and Durham County Property Identifier Number(s) 9890-90-52-6128, 9890-90-50-7784, 9890-90-50-8052, 9890-90-81-4582, 9799-99-88-4004, 9799-99-85-3851, 9799-99-84-3831, 0800-00-12-5860, 0800-00-12-4064, 0800-00-11-3370, 0800-00-10-2025, 0709-09-18-0371, 0709-09-06-9881, 0709-09-05-9350, and 0800-00-41-8958 to Residential-6-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 19 E. Lakeview Drive, 21 E. Lakeview Drive, 35 E. Lakeview Drive, 78 White Oak Drive, and 79 White Oak Drive to Residential-6-Conditional Zoning District (R-6-CZD).

This the 15th day of November, 2023.