

RESOLUTION B
(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 2200 EUBANKS ROAD TO COMMUNITY COMMERCIAL –CONDITIONAL ZONING DISTRICT (CC-CZD) AND OFFICE INSTITUTIONAL – 2 – CONDITIONAL ZONING DISTRICT (OI-2-CZD) (2021-X-X/R-X)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Wendi Ramsden of Coulter Jewel Thames on behalf of Optimal Ventures, LLC, Contract Purchaser, to rezone 19.35 acres located at 2200 Eubanks Road on property identified as Orange County Property Identifier Number 9870-99-7083, if rezoned Community Commercial - Conditional Zoning District (CC-CZD) and Office Institutional – 2 - Conditional Zoning District (OI-2-CZD) according to the rezoning plan dated March 30, 2021, with the conditions proposed 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 2200 Eubanks Road to Community Commercial - Conditional Zoning District (CC-CZD) and Office Institutional – 2 - Conditional Zoning District (OI-2-CZD).

This the ____ day of _____, 2021.