

**RESOLUTION B**  
(Denying the Conditional Zoning Application)

**A RESOLUTION DENYING A MODIFICATION TO THE CONDITONAL ZONING  
ORDINANCE FOR THE PROPERTY LOCATED AT 5002 BARBEE CHAPEL ROAD  
(PROJECT #21-023)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a modification to a Conditional Zoning Ordinance, CJT PA, on behalf of C. F. Smith Property Group has filed an application for Modification of the Conditional Zoning ordinance for a 2.3-acre parcel located at 5002 Barbee Chapel Road and identified as Durham County Parcel Identifier Number 9798-04-72-5824 to allow 60,000 square feet of medical, office-type use, 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 a modification to the Conditional Zoning Ordinance for the property located at 5002 Barbee Chapel Road.

This the \_\_\_\_ day of \_\_\_\_\_, 2021.