



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

**File #:** [21-0873] **Version:** 1 **Name:**  
**Type:** Zoning Atlas Amendment **Status:** Passed  
**File created:** 10/21/2021 **In control:** Town Council  
**On agenda:** 11/10/2021 **Final action:** 11/10/2021  
**Title:** Continue the Legislative Hearing for Conditional Zoning - Amending the Chapel Hill Zoning Atlas to Rezone the Rosemary-Columbia Street Hotel Property Assemblage Located at 108, 110, and 114 W. Rosemary Street and 208 Pritchard Avenue from Residential-3 (R-3), Office/Institutional-1 (OI-1), and Town Center-2 (TC-2) to Town Center-2-Conditional Zoning District (TC-2-CZD) to November 17, 2021.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Applicant's Draft Presentation, 2. Applicant Presentation, 3. A RESOLUTION TO CONTINUE THE LEGISLATIVE HEARING TO AMEND THE CHAPEL HILL ZONING ATLAS TO REZONE THE ROSEMARY-COLUMBIA STREET HOTEL PROPERTY ASSEMBLAGE LOCATED AT 108, 110, AND 114 W. ROSEMARY STREET AND 208 PRITCHARD AVENUE FROM RESIDENTIAL-3 (R-3), OFFI

Date	Ver.	Action By	Action	Result
11/10/2021	1	Town Council	continued the Legislative Hearing	
11/10/2021	1	Town Council	adopted	

**Continue the Legislative Hearing for Conditional Zoning - Amending the Chapel Hill Zoning Atlas to Rezone the Rosemary-Columbia Street Hotel Property Assemblage Located at 108, 110, and 114 W. Rosemary Street and 208 Pritchard Avenue from Residential-3 (R-3), Office/Institutional-1 (OI-1), and Town Center-2 (TC-2) to Town Center-2-Conditional Zoning District (TC-2-CZD) to November 17, 2021.**

### Staff:

Colleen Willger, Director  
Judy Johnson, Assistant Director  
Anyah Grahn, Principal Planner

### Department:

Planning

**Overview:** The Town Council held a legislative hearing on [June 23, 2021](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4990632&GUID=175615EE-6CE9-4D29-829F-C761F974CBBC) to discuss the Conditional Zoning District Application for the Rosemary-Columbia Street Hotel at 108, 110, and 114 W. Rosemary Street and 208 Pritchard Avenue. The Council continued the legislative hearing to October 13, 2021. On October 8, 2021, the applicant requested that this item be continued from the October 13, 2021, meeting to the November 10, 2021 meeting. The applicant provided an updated site plan on October 20, 2021, which required additional review by Town staff. Staff recommends that Council defer consideration to November 17, 2021.



### Recommendation(s):

That the Council hear a presentation from the applicant regarding design changes, provide comments to the applicant, and adopt the resolution continue the legislative hearing of the proposed conditional zoning

district application to November 17, 2021.



**Attachments:**

- Resolution
- Applicant's Draft Presentation

**A RESOLUTION TO CONTINUE THE LEGISLATIVE HEARING TO AMEND THE CHAPEL HILL ZONING ATLAS TO REZONE THE ROSEMARY-COLUMBIA STREET HOTEL PROPERTY ASSEMBLAGE LOCATED AT 108, 110, AND 114 W. ROSEMARY STREET AND 208 PRITCHARD AVENUE FROM RESIDENTIAL-3 (R-3), OFFICE/INSTITUTIONAL-1 (OI-1), AND TOWN CENTER-2 (TC-2) TO TOWN CENTER-2- CONDITIONAL ZONING DISTRICT (TC-2-CZD) TO NOVEMBER 17, 2021 (2021-11-10/R-8)**

WHEREAS, on June 23, 2021, the Town Council opened the Legislative Hearing for the Rosemary-Columbia Street Hotel Conditional Zoning District application and made a motion to continue the hearing to the Council Meeting on September 22, 2021; and

WHEREAS, on September 22, 2021, the Council continued that hearing to October 13, 2021; and

WHEREAS, on October 8, 2021, the applicant requested that the item be continued to the November 10, 2021 meeting; and

WHEREAS, on October 20, 2021, the applicant provided a revised site plan that required additional staff review; and

WHEREAS, on November 10, 2021, staff requested that the item be continued to the November 17, 2021, meeting.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council continue the legislative hearing of the Rosemary-Columbia Street Hotel Conditional Zoning District application to 7:00 p.m. on Wednesday, November 17, 2021.

This the 10th day of November, 2021.

**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

PRESENTER: Anya Grahm, Principal Planner

RECOMMENDATION: That the Council hear a presentation from the applicant regarding design changes, provide comments to the applicant, and adopt the resolution continue the legislative hearing of the proposed conditional zoning district application to November 17, 2021.