

RESOLUTION A
Resolution of Reasonableness and Consistency

A RESOLUTION REGARDING THE REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN OF THE APPLICATION FOR A CONDITIONAL ZONING ATLAS AMENDMENT FOR THE PROPERTY LOCATED AT 1651 OLD LYSTRA ROAD FROM RESIDENTIAL-LOW DENSITY-5 (R-LD5) TO RESIDENTIAL-4-CONDITIONAL ZONING DISTRICT (R-4-CZD) (PROJECT CZD-25-6) (2026-MO-DAY]/R-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Thomas and Hutton, on behalf of owner Holy Trinity Anglican Church of Chatham Inc., to rezone an 12.41-acre portion of a parcel located at 1651 Old Lystra Road on property identified as Orange County Property Identifier Number 9787008466, to allow development of a place of worship and residential units, and;

WHEREAS, the Council finds that the amendment if enacted, is reasonable and in the public's interest, as explained by, but not limited to, the following considerations:

- R-4-CZD facilitates the proposed uses on the site of housing and a place of worship;
- The density and intensity are compatible with the surrounding area;

WHEREAS, the Council finds that the amendment, if enacted, is consistent with the Orange County-Chapel Hill-Carrboro Joint Planning Land Use Plan (JPLUP) as explained by, but not limited to, the following elements of the JPLUP:

- The development does not disturb areas that are to be preserved in the plan;
- The proposed rural residential land use is compatible with surrounding land uses;
- The development proposal remains consistent with the Water and Sewer Municipal Boundary Agreement;

WHEREAS, the Council finds that the amendment, if enacted, is consistent with the Town's Comprehensive Plan, as explained by, but not limited to, the following elements of the Comprehensive Plan:

- The development is at a scale that is consistent with the Rural Residential designation on the Future Land Use Map;
- The development includes environmentally sustainable features that align with the themes of the Town's Climate Action Plan and Chapel Hill 2020;
- The place of worship use is consistent with the Future Land Use Map .

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed Conditional Zoning Atlas Amendment to be reasonable and consistent with the Orange County-Chapel Hill-Carrboro Joint Planning Land Use Plan (JPLUP) and the Town Comprehensive Plan.

This the []th day of [month], 20[.]