

ORDINANCE A

(Approving the Conditional Zoning Application)

AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 1900 PURFOY DRIVE FROM RURAL TRANSITION DISTRICT (RT) TO HOUSING AND EMPLOYMENT MIXED-USE SUBDISTRICT (HR-X) (PROJECT ZAA-25-1) (2025-XX-XX/O-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conventional Rezoning submitted by the Town Manager to rezone an approximate 107-acre parcel located at 1900 Purefoy Drive on property identified as Orange County Property Identifier Number 9870-73-8946 and finds that the amendment to the Zoning Atlas is:

- Consistent with the Town's Comprehensive Plan, per NCGS 160D-605; and
- Reasonable and in the public's interest, per NCGS 160D-605;
- Warranted because of changing conditions and warranted to achieve the purposes of the Comprehensive Plan, per LUMO 4.4

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Council finds the proposed rezoning satisfies the intent and purposes of the Housing and Employment Mixed-Use Subdistrict (HR-X).

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

SECTION I

The following Orange County parcel identified by Parcel Identifier Number (PIN) 9870-73-8946, described below, shall be rezoned to Housing and Employment Mixed-Use District (HR-X):

Being all of Lot B (Areas 1A and 1B and Areas 2A and 2B) as well as the Mortimer Circle right-of-way containing approximately 107 acres more or less as shown on plat entitled "Greene Tract Lots A & B" by Ballentine Associates, PA, dated July 28, 2022, recorded in Plat Book 126 page 59 in the Orange County Registry

BE IT FURTHER ORDAINED that the Council hereby approves the application for Conventional Rezoning for The Greene Tract at 1900 Purefoy Drive.

This the ____ day of ____, 2025.