



To: Travis Myren, County Manager, Orange County
Mary Jane Nirdlinger, Interim Town Manager, Chapel Hill
Patrice Toney, Town Manager, Carrboro

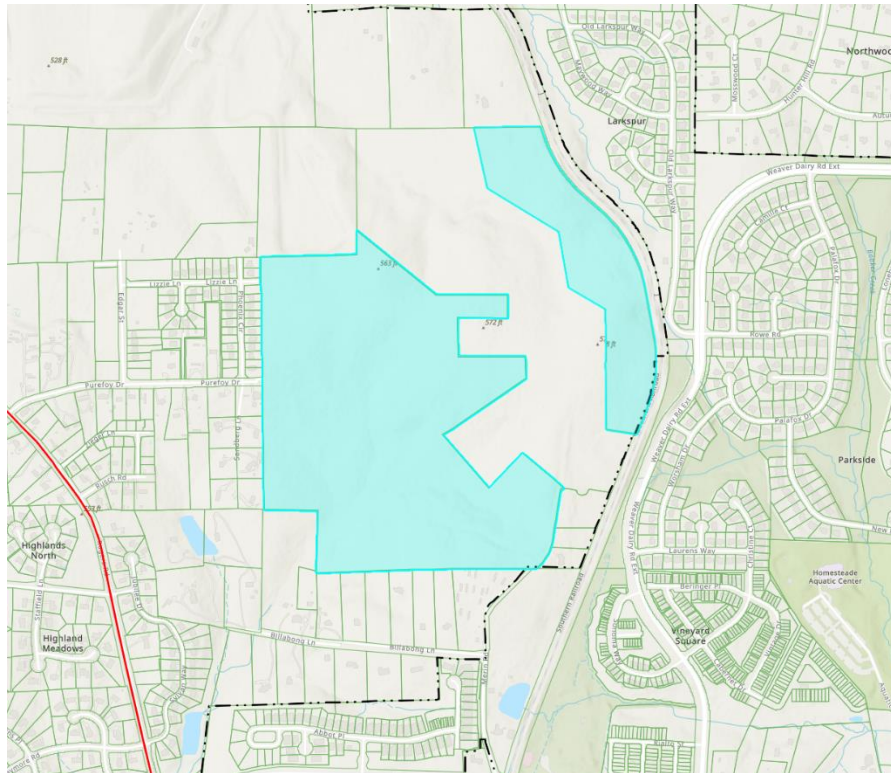
From: Greene Tract Staff Work Group

Date: April 15, 2025

Subject: Greene Tract Update

Chapel Hill Town Council will be considering a text amendment to the Town's Land Use Management Ordinance as well as a zoning map amendment for the 104-acre jointly owned Greene Tract over the next couple of months. The Greene Tract is located in the Town of Chapel Hill's ETJ which results in the Town having planning and zoning authority over the parcel; these matters are being considered by the Town Council in its role as the regulatory authority, not as a property owner. Staffs of the three property owner jurisdictions have determined that resolving necessary zoning approvals in the manner being proposed is the best path forward to realizing implementation of the Greene Tract Master Plan (created by the community in 2024 and endorsed by the three jurisdictions in October 2024).

The jointly owned Greene Tract parcels highlighted below are proposed to be rezoned through a general rezoning process to a mixed-use district.



Following the zoning process, the three property owners will continue working with the Development Finance Initiative (DFI) on work that will culminate in preparation of a solicitation of development partner(s). Staffs have also determined that an updated Interlocal Agreement is warranted as the 2021 Interlocal Agreement is largely accomplished and broad agreement on upcoming matters will be helpful for staff involved in achieving the next steps.

The key upcoming milestones are:

	Date	Who	What
2025	April 23	Chapel Hill	Call Public Hearing on text amendment
	May 6	Chapel Hill Planning Commission	Recommendation on text amendment and zoning
	May 21	Chapel Hill	Open public hearings on text amendment and zoning change
	June 18	Chapel Hill	Consider text amendment Consider zoning of Greene Tract
	Fall	Orange County Chapel Hill Carrboro	Updated Interlocal Agreement to establish procedures, responsibilities, and future development guidelines for the Greene Tract
	Fall	Orange County Chapel Hill Carrboro DFI	Development Plan scenarios and selection including: <ul style="list-style-type: none"> • Development specifics • Community feedback
2026	Spring	Orange County Chapel Hill Carrboro DFI	Solicitation of Development Partner(s) (Review and release solicitation)
	Summer-Fall	Orange County Chapel Hill Carrboro DFI	Memorandum of Understanding Select preferred development partner(s)
2027		Orange County Chapel Hill Carrboro DFI Development Partner(s)	Execution of Binding Agreement including: <ul style="list-style-type: none"> • Requirements of development program • Sale or lease terms • Role and responsibility of all parties • Funding commitments and terms • Process for review and collaboration