

# **Conventional Rezoning: Greene Tract - 1900 Purefoy Drive (ZAA-25-1)**

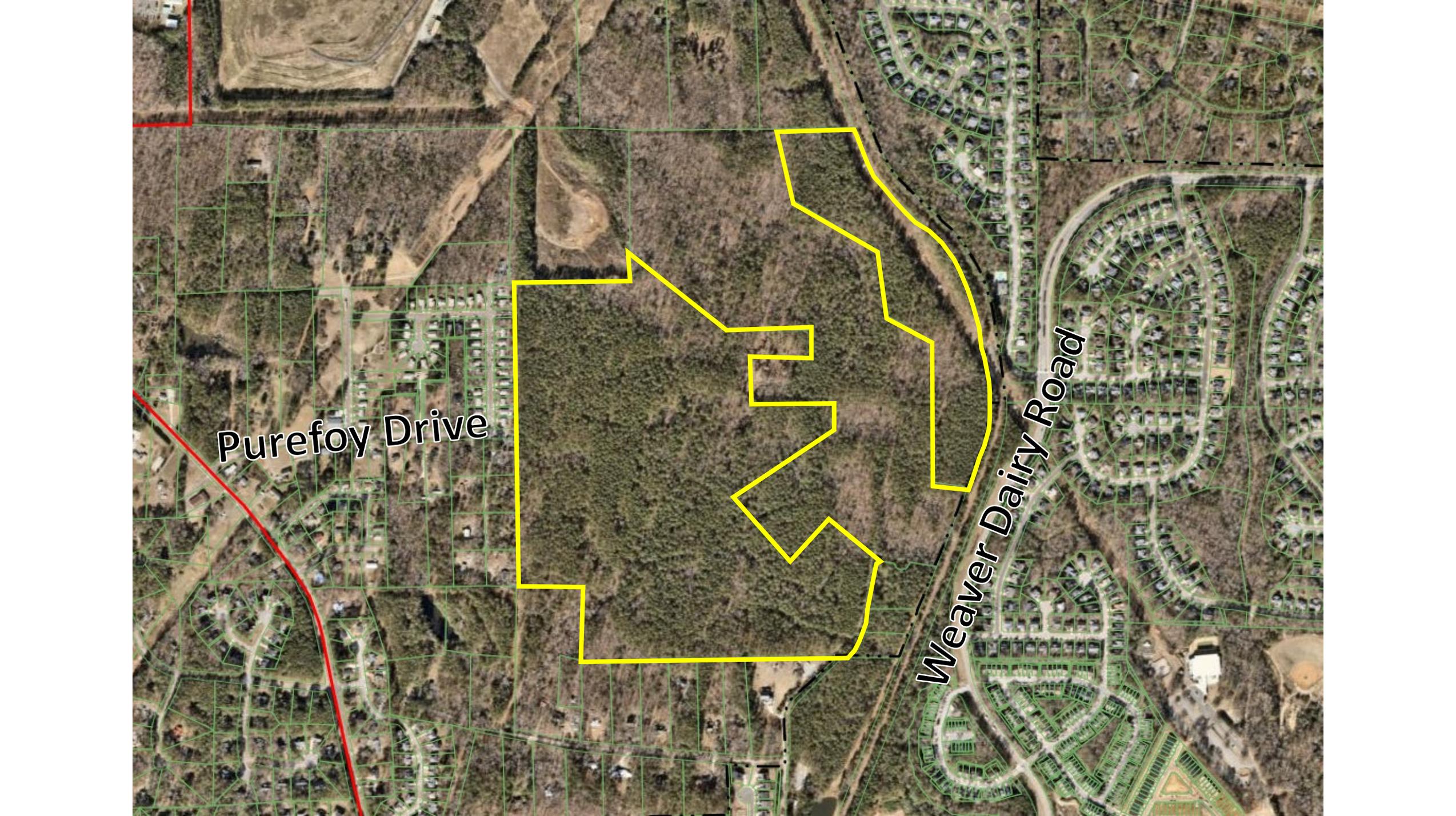


**Town Council Meeting  
May 21, 2025**

# Staff Recommendation

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- Open the Public Hearing
- Review Rezoning Application
- Receive Comments
- Continue Hearing to June 18th

An aerial photograph of a rural area with a yellow boundary line. The boundary starts on the left, follows a road, then turns right and follows a path through a wooded area. To the left of the boundary is a residential area with a red line indicating a road. To the right is another residential area with a winding road. The text 'Purefoy Drive' is written in white with a black outline on the left. The text 'Weaver Dairy Road' is written in white with a black outline on the right, following the curve of the road.

Purefoy Drive

Weaver Dairy Road

## **Historic Context**



- 1984 – Greene Tract was purchased as a land fill site
- 2001-2016 – Multiple community led planning efforts
- 2019 – Chapel Hill adopts Historic Rogers Road Area Zoning
- 2021 – Resolution adopted establishing the future land use goals of the site
- 2024 – Community engagement effort to develop shared vision

## **Procedural Context**

### Conventional Rezoning:

- May be initiated by the Town Manager, Town Council, or a Property Owner
- Differ from a Conditional Rezoning Application
  - No site plan
  - No modifications or conditions

## **Project Summary**



- Request to rezone from Rural Transition District (RT) to Housing and Employment Mixed-Use Subdistrict (HR-X).
- Approximately 107 acres of land know as the Greene Tract
- Any possible future development will require approval from all property owners

# Comprehensive Plan Considerations

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- Within a Future Land Use Map Focus Area
  - ✓ Sites that are most expected to develop
- North MLK Jr. Blvd
  - ✓ Diverse and accessible housing options
  - ✓ Greene Tract should provide appropriate buffers
  - ✓ Should reflect concurrent planning efforts

# Procedures

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- Planning Commission Recommendations
  - Approval of Resolution A and Ordinance A
- Town Council Public Hearing – May 21<sup>st</sup>
- Town Council Action Hearing – June 18<sup>th</sup>

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