



In 2021, the joint owners of the Greene Tract—Chapel Hill, Carrboro, and Orange County—approved a Conceptual Plan that outlined future land use goals for the property, designating the area for housing and mixed-use development. In 2024, the joint owners initiated a community engagement effort to develop a shared vision for the Greene Tract that aligns with both the community’s input and the approved 2021 Conceptual Plan.

The proposed rezoning applies to the Greene Tract including two areas identified in the Conceptual Plan: one designated for housing and mixed use, and another for a public school and recreational facilities. The rezoning application does not include approval of a specific site plan. Instead, it enables the joint owners to continue working collaboratively with the community to shape future development. As property owners, Chapel Hill, Carrboro, and Orange County, will need to agree to any future construction or development on the Greene Tract.

The current zoning designation is Residential-Transition (RT), which is intended for agricultural, very low-intensity residential, or open space uses. This zoning is typically applied to areas anticipated to transition to more intensive urban uses in response to community needs. The proposed zoning designation is the Historic Rogers Road Neighborhood Housing and Employment Mixed-Use Subdistrict (HR-X). This district would permit new uses, including multifamily housing (more than 10 units) and commercial development. These zoning changes support the implementation of both the 2021 Conceptual Plan and the findings from the 2024 community engagement process.