

ZONING ATLAS AMENDMENT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
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www.townofchapelhill.org

Parcel Identifier Number (PIN): 9789-24-7373, 9789-03-3163 Date: March 8, 2018

Section A: Project Information

Project Name: Town and University Joint Services Center
Property Address: Unaddressed Zip Code: 27514
Use Groups (A, B, and/or C): B Existing Zoning District: OI-2
Project Description: A rezoning from OI-2 to U-1 to facilitate a Development Agreement that will allow for the Town Municipal Services Center and future University Uses.

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Aaron Frank, Town of Chapel Hill Planning & Development Services
Address: 405 Martin Luther King Jr. Blvd
City: Chapel Hill State: NC Zip Code: 27514
Phone: 919-969-5059 Email: afrank@townofchapelhill.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature:  Date: 3/15/18

Owner/Contract Purchaser Information (9789-24-7373):

Owner Contract Purchaser

Name: The University of North Carolina at Chapel Hill
Address: 300 South Building - CB #1000
City: Chapel Hill State: North Carolina Zip Code: 27599-1000
Phone: 919-962-3795 Email: annaw@fac.unc.edu

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature:  Date: 03.15.2018

- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) 1,000 foot notification boundary

Town University Joint Services Center Rezoning Application

Written Narrative

March 14, 2018

Orange County PINs 9789-24-7373, 9789-03-3163, ~20.55 acres

Introduction & Background

The Town has identified the need for a new Municipal Service Center facility and initiated an effort to identify potential sites that would meet the functional, operational, and location needs for several Town departments including the police, parks and recreation administration, fire department administration, health and wellness clinic, ombuds, and training. The Town also recognized this as an opportunity to facilitate increased collaboration, shared training, operations, and public services for Town operations.

The Town tested the capacity of a University-owned site on Estes Drive, recognizing that a coordinated effort could meet long-term interests for both the Town and the University. The site-test shows that there is a significant opportunity to develop a plan for the property that respects the site constraints, the neighboring properties, and complements the planned Carolina North campus. Co-location of certain functions could enhance operations, facilitate shared responses, and encourage joint training and planning for public safety or other uses.

In 2017, Town Council authorized the Town Manager to proceed with a development agreement for the site, and separately in 2017 the University Board of Trustees agreed to consider a lease that would set the groundwork for the Town and University to move forward with a project.

The “property” consists of two unaddressed parcels 9789-24-7373, 9789-03-3163, owned by the University of North Carolina and the University of North Carolina Endowment Fund, respectively. The project area contains approximately 20.55 acres. Of the 9789-24-7373 parcel, the project only encompasses the portion of this parcel that is currently zoned Office Institutional-2.

Property Rezoning & Development Agreement

The property is proposed to be rezoned from Office/Institutional-2 (OI-2) to University-1 (U-1) to allow for a maximum of 200,000 square feet, up to 50% of which may be occupied by the Town. The Town proposes to develop a portion of the property first with the future Town Municipal Services Center in an approximately ~72,000 square foot building. A 99 year lease is proposed and will accommodate the long-term timeline for future development of additional University and Town buildings.

The rezoning is proposed from Office/Institutional-2 to University-1 to facilitate the companion development agreement. A development agreement is an instrument suited to permit long-range implementation of a development program, shared infrastructure between the University and the Town, and a customized set of development standards. The University-1 (U-1) district is designed as a carrying district for a development agreement authorizing public uses such as civic and university uses, which are being proposed. The baseline permitted land uses within a U-1 zoning district are those within the Office/Institutional-4 district, a district designed primarily for University uses. The proposed permitted land uses with this application are refined further from this list to reflect compatibility with neighboring properties and the programmatic needs of the Town and the University. Notably, certain

land uses that are permitted within U-1 but generally regarded as more intense, such as *General Business, Service Stations*, will be prohibited by this Development Agreement.

A conceptual site plan accompanies the rezoning application and provides the anticipated general building and infrastructure layout of the site. This site plan was designed with input from adjacent property owners and University representatives. Site specific standards regarding site design and performance standards are proposed in the development agreement that reflect these conversations. Notably, vehicular access is prohibited to the south through the Elkin Hills neighborhood, buildings have been pushed towards Estes Drive, and a 100'+ vegetated buffer is proposed adjacent to the neighborhood to provide a harmonious transition to the adjacent neighborhood.

Draft development agreement standards are provided as an attachment to this application and will be refined further with continued discussion with community members, advisory boards, Town staff, and University staff. Six focused community meetings were held with community members prior to review by advisory boards and commissions.

Project Description

The University-1 zoning district intends for public or private development notably for university and civic uses. While the first user will be the Municipal Services Center the order of following development phases remains to be determined. However, the Municipal Services Project aims to limit the development envelope only to earthwork necessary for the Municipal Services Center and associated infrastructure. The infrastructure included in the first phase of development will include two vehicular accesses (as required for police access), parking only as needed for the Municipal Services Center (to limit development footprint), and stormwater management facilities that will meet the stormwater quantity and quality requirements for the anticipated full build-out by the Town and the University.. Stormwater management is anticipated through bio-retention basins, located at the southern portions of the site. These facilities are planned at depressed areas of the site to accommodate natural drainage patterns to the extent possible within the existing development footprint.

The project is designed with a centralized plaza between the primary buildings of the site, and a drive aisle will encircle the buildings leading to the two vehicular accesses; one of which is planned to match with the UNC park & ride access. Buildings have been brought towards Estes Drive in order to allow for greater buffering from the Elkin Hills neighborhood, and buildings and parking structures are proposed to be constructed into the hillside to limit relative height and land disturbance required for construction.

A 100'+ buffer of existing vegetation is proposed and a buffer is provided adjacent to the intermittent streams located on-site. Sanitary sewer will be connected from the south via Hartig Street, and a break in the buffer is required for this utility connection. A greenway is proposed to connect Justice Street to the Municipal Services Center for a non-vehicular connection as proposed in the Mobility & Connectivity Plan.

Three intermittent streams are located on the property and no development is planned within the 50' RCD except for the internal drive aisle, which is designed to cross the RCD perpendicularly to minimize disturbance.

Rezoning Statement of Justification
Town University Joint Services Center
March 21, 2018

Introduction

The Town and the University of North Carolina are seeking a rezoning from Office-Institutional-2 (OI-2) to University-1 (U-1) to facilitate the development of Town and University services on University-owned land. A rezoning to U-1 is necessary in order to accommodate the Development Agreement proposed between the Town and University. A Development Agreement is the appropriate zoning instrument to facilitate a long-term development partnership between the Town and University. The Town is pursuing a 99-year lease and build-out is anticipated within this period; a Special Use Permit would not allow for a long-term build-out during this timeframe. A total of 200,000 square feet of floor area, of which up to 50% may be occupied by the Town, is proposed across multiple buildings, and the Town anticipates constructing the Municipal Services Center in the immediate future to address Town needs. The remaining balance of square footage will be constructed by the University and the Town within the lease period although a timeline has not been established.

The project exists on two parcels, one of which contains the existing Giles Horney Building and other University services along Airport Drive. A zoning change is only requested for the OI-2-zoned portion of the property.

Compatibility with the Comprehensive Plan

This statement of justification demonstrates how the project aligns with goals of the Comprehensive Plan.

A Place for Everyone

The Municipal Services Center and surrounding grounds will be publicly accessible and the site will feature a pedestrian plaza, trails, and open space that may be used as amenities by the public. A design goal for the project is to create a pleasurable environment both for employees who work at the Municipal Services Center as well as for members of the public who visit the site. Ideally this property will be an amenity for nearby residents as well. The site will be accessible by multiple modes of transportation utilizing a proposed bus stop on Estes Drive, a greenway connection to Justice Street, and bicycle lanes on Estes Drive.

- *Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (PFE.1)*
- *A creative place to live, work, and play because of Chapel Hill's arts and culture (PFE.2)*
- *A community of high civic engagement and participation (PFE.5)*

Getting Around

The project is sited and designed in a way to promote multi-modal transportation opportunities for employees and visitors of the site. The users of the first phase of project development will be Town

employees, who are encouraged by the Town to use a variety of commuting options. The site is situated to capitalize on multi-modal transportation opportunities in the following ways:

Transit: The project site is located on Estes Drive and directly served by the NU and HS transit routes, and is less than half a mile from Martin Luther King Jr. Blvd, served by NS, G, T, and A routes. A bus stop is planned for on Estes Drive.

Bicycle: The property will be accessed by bicycle through bicycle lanes that may be provided on Estes Drive Extension, and bicycle parking shall be provided to meet Town standards. A Transportation Management Plan shall be submitted and reviewed on an annual basis to meet the Town's satisfaction.

Pedestrian: A greenway is proposed into the site via Justice Street and will provide connectivity and recreational opportunities for users of the municipal services center as well as residents from the surrounding neighborhood. A greenway may also be constructed along Estes Drive to provide future pedestrian connectivity along this roadway.

Vehicular parking shall be built to serve the phases as they are constructed in order to minimize the development envelope.

- *A well-conceived and planned, carefully thought-out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (GA.1)*
- *A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2)*
- *Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers (GA.5)*
- *A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (GA.6)*

Nurturing Our Community

This project is being designed in an environmentally conscious manner and LEED certification is being pursued. The building siting and orientation is designed to optimize southern building exposure for winter solar gain, and the buildings will feature natural daylighting to minimize energy usage. The building is designed to optimize collaborative and shared spaces for the multiple users of the building, both creating an innovative work environment as well resulting in a more efficient project footprint, resulting in economic and carbon reductions. The general siting of the Municipal Services Center in this location is necessary for police to provide fast response time, as well as to locate other Town services in a centralized location within the Town.

Stormwater management may be provided in bio-retention basins and will meet or exceed the minimum Town stormwater management requirements. Stormwater rate management is anticipated to exceed the 25-year, 24-hour storm event and the stormwater volume management may exceed the 2-year, 24-hour storm event. The final conditions and type of stormwater control measure will be determined when final engineering is performed. The project aims to provide maximum stormwater volume and rate control using bio-retention

basins located within the proposed development footprint. The first one inch of precipitation shall be treated to remove 85% of total suspended solids of all new impervious surfaces resulting from development anticipated at full build-out by the Town and the University, and the project shall meet Jordan Watershed Stormwater requirements for Nitrogen and Phosphorous removal. The Jordan Watershed Stormwater requirements for Nitrogen and Phosphorus are required as this project is located on State owned property and remains subject to these requirements.

A 50' RCD buffer is provided surrounding each of the intermittent streams of the site, and the driveway crossing has been designed to cross the buffer area in a perpendicular manner to reduce encroachment.

Attention has been given to the impact of stormwater runoff, light, noise pollution, and traffic to the adjacent neighborhood. The project will be designed with glare control light fixtures, and use of timed or photocell lights is being evaluated. The location of buildings has been designed close to Estes Drive in response to community feedback about visual impact of buildings to the surrounding properties.

Vehicular traffic is prohibited from the Elkin Hills neighborhood to prevent any traffic impacts to this residential area. A Transportation Impact Analysis has been performed and improvements to Estes Drive including a dedicated center turn lane will be provided.

- *Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (NOC.2)*
- *Reduce the carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and support residents in minimizing their personal footprints (NOC.7)*
- *Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (NOC.8)*

Good Places, New Spaces

This project is a result of coordination between the University (property owner) and the Town to utilize the property that fits the needs of both the users, visitors of the property, as well as adjacent property owners. Environmental protection is proposed by consciously limiting the development envelope and maintaining a vegetative buffer along the periphery of the site. This project will serve an integral role in the Town's growth by offering new space for critical Town services, and also serving as an open gathering space accessible to the community.

The proposed use aligns with the future land use map and the form and density is proposed in such a manner to meet Town needs while maintaining compatibility with adjacent properties.

- *A joint Town/University development strategy that aligns initiatives for transportation, housing, environmental protection, and entrepreneurial programs (GPNS.4)*
- *Open and accessible common spaces for community gathering, cultural uses, and community development (GPNS.7)*
- *Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (GPNS.8)*

Town and Gown Collaboration

This project is a collaborative effort between the Town and University to meet respective organizational interests while respecting the land and adjacent properties. Prior to filing of this rezoning application the Town project team has met several times with community members, University stakeholders, and reported project progress to Town Council to receive feedback.

- *The University, the UNC Health Care System, and the Town will coordinate closely to manage development in ways that respect history, traditions, and the environment while fostering revitalization and innovation (TGC.5)*

Municipal Services Center Photographs

View of site from Justice Street



View of site from Hartig Street



View of site from Powell Street



View from northeast



View from Southeast



View from Park & Ride



9.78E+09	GOFORTH I PO BOX 20 RALEIGH NC	2.76E+08
9.78E+09	POWELL AS 604 IRONW CHAPEL HII NC	27516
9.78E+09	DAVIS LESL 100 EASTRI CHAPEL HII NC	2.75E+08
9.78E+09	GARRETT N 108 HARDV CHAPEL HII NC	27516
9.78E+09	THACKER C 109 HARDV CHAPEL HII NC	27516
9.78E+09	FARLEY WII 105 HARDV CHAPEL HII NC	27516
9.78E+09	ADALSTEIN 104 EASTRI CHAPEL HII NC	2.75E+08
9.78E+09	HARDY RAL 616 IRONW CHAPEL HII NC	27516
9.78E+09	HEWETT C/ 104 BURLV CHAPEL HII NC	2.75E+08
9.78E+09	SHYAM KAI 101 EASTRI CHAPEL HII NC	27516
9.78E+09	WILLIAMS ` 102 BURLV CHAPEL HII NC	27517
9.78E+09	BAKER TAN 101 NORTH CHAPEL HII NC	2.75E+08
9.78E+09	GAERTNER 103 EASTRI CHAPEL HII NC	27516
9.78E+09	CHEN TSUN 105 EASTRI CHAPEL HII NC	2.75E+08
9.78E+09	ORANGE U 1220 MAR` CHAPEL HII NC	27514
9.78E+09	POON CHI 102 NORTH CHAPEL HII NC	27516
9.78E+09	BROWN M. 102 MARIG CHAPEL HII NC	2.75E+08
9.78E+09	WRIGHT ST 103 MARIG CHAPEL HII NC	27516
9.78E+09	KUCERA JO 104 NORTH CHAPEL HII NC	27516
9.78E+09	DENT GEOF 106 NORTH CHAPEL HII NC	2.75E+08
9.78E+09	SUBRAMAN 108 NORTH CHAPEL HII NC	27516
9.78E+09	WHITEHEA 104 MARIG CHAPEL HII NC	2.75E+08
9.78E+09	BURK ALBE 105 MARIG CHAPEL HII NC	2.75E+08
9.78E+09	PENDZICH 110 NORTH CHAPEL HII NC	2.75E+08
9.79E+09	WASHINGT 320 SEVERI CHAPEL HII NC	27516
9.79E+09	WANG TIAI 301 SEVERI CHAPEL HII NC	27516
9.79E+09	MCCOMBS 8211 TERR/ NORTHVILL MI	48167
9.79E+09	AUFDERHA 805 WARD CHAPEL HII NC	27516
9.79E+09	DANIEL JOF 5 OAKHUR` DECATUR GA	30030
9.79E+09	SOMERS S/ 405 BARCL CHAPEL HII NC	27516
9.79E+09	HUMPHRE` 801 WARD CHAPEL HII NC	2.75E+08
9.79E+09	BROWN GE 304 WESLY Chapel Hill NC	27516
9.79E+09	RUSSELL EL 832 WARD CHAPEL HII NC	27516
9.79E+09	MORSE MA 824 WARD CHAPEL HII NC	27516
9.79E+09	HAWKINS [401 BARCL CHAPEL HII NC	27516
9.79E+09	ODONNELL 808 WARD CHAPEL HII NC	2.75E+08
9.79E+09	WEISENSTE 810 WARD CHAPEL HII NC	2.75E+08
9.79E+09	RUSSELL SC 820 WARD CHAPEL HII NC	27516
9.79E+09	TLALKA IRE 11711 DELI RALEIGH NC	27617
9.79E+09	RICHMONC 4718 TIMB DURHAM NC	27707
9.79E+09	SMITH ROE 2144 RETAI CHARLOTTI NC	2.83E+08
9.79E+09	HEWITT ST. 804 WARD CHAPEL HII NC	2.75E+08
9.79E+09	ECONOME` PO BOX 16I CHAPEL HII NC	27516
9.79E+09	FRANTZ EM 325 BARCL CHAPEL HII NC	27516
9.79E+09	SLEDGE RO 328 BARCL CHAPEL HII NC	27514
9.79E+09	GUNN THO 324 BARCL CHAPEL HII NC	27516
9.79E+09	SCHARLOC 805 POWEI CHAPEL HII NC	2.75E+08

9.79E+09	ECONOME PO BOX 16 CHAPEL HII NC	27516
9.79E+09	FAHERTY K 108 S HILLS HILLSBORO NC	2.73E+08
9.79E+09	WOOD JAN 817 POWE CHAPEL HII NC	27516
9.79E+09	DE BRUYN 316 SEVERI CHAPEL HII NC	2.75E+08
9.79E+09	BARCLAY M 2422 MOLL ROXBORO NC	27574
9.79E+09	SOUROULL 320 BARCL CHAPEL HII NC	2.75E+08
9.79E+09	THEISEN G 312 SEVERI CHAPEL HII NC	27514
9.79E+09	BELL JOHN 317 BARCL CHAPEL HII NC	27514
9.79E+09	SQUIRES S 18 POWELL CHAPEL HII NC	2.75E+08
9.79E+09	BEER KIM C 308 SEVERI CHAPEL HII NC	27516
9.79E+09	MARKS JAY 3712 HAWI CHAPEL HII NC	27516
9.79E+09	MUMBY D 800 POWE CHAPEL HII NC	2.75E+08
9.79E+09	ZELDIN LES 804 POWE CHAPEL HII NC	27516
9.79E+09	RADZICKA J 506 MANO Carrboro NC	27510
9.79E+09	MOORING P O BOX 33 LA GRANGI NC	2.86E+08
9.79E+09	HINKLE DIA 304 SEVERI CHAPEL HII NC	2.75E+08
9.79E+09	FULCHER L 3931 KELLY DURHAM NC	27707
9.79E+09	FLAXMAN C 312 BARCL CHAPEL HII NC	27516
9.79E+09	UNIVERSIT ENDOWME CHAPEL HII NC	27514
9.79E+09	SMITHERS J 273 SEVERI CHAPEL HII NC	2.75E+08
9.79E+09	ROMEL JO 403 WESLE CHAPEL HII NC	27516
9.79E+09	MCCORMIK 401 WESLE CHAPEL HII NC	27516
9.79E+09	MULCAHY J 300 SEVERI CHAPEL HII NC	27516
9.79E+09	SCHWARTZ 2017 S LAK CHAPEL HII NC	27514
9.79E+09	NAIDEN FR 308 BARCL Chapel Hill NC	27516
9.79E+09	NEEBE ALIC 1002 HIGH CHAPEL HII NC	27517
9.79E+09	MELVIN AN 3805 MANI CHAPEL HII NC	27516
9.79E+09	MULCAHY J 300 SEVERI CHAPEL HII NC	27516
9.79E+09	CLEMENTS 301 BARCL CHAPEL HII NC	27516
9.79E+09	HEARN RA 933 AUTUN CLOVER SC	29710
9.79E+09	BURKE SIGI P O BOX 45 CHAPEL HII NC	27515
9.79E+09	MANTON P PO BOX 14 CARRBORO NC	27510
9.79E+09	LANE NAN 786 WEINE CHAPEL HII NC	2.75E+08
9.79E+09	SKAKLE SYE 269 SEVERI CHAPEL HII NC	2.75E+08
9.79E+09	WILLIAMS J 1 WEINER CHAPEL HII NC	27516
9.79E+09	NEAL ANNE 239 HEMP CHARLOTTI NC	2.82E+08
9.79E+09	NEAL ANNE 239 HEMP CHARLOTTI NC	2.82E+08
9.79E+09	MARKWAY 804 HARTI CHAPEL HII NC	27516
9.79E+09	HUMPHRIE 802 HARTI CHAPEL HII NC	27516
9.79E+09	BLACK SEM 265 SEVERI CHAPEL HII NC	27516
9.79E+09	HACKNEY J 104 CAROL CHAPEL HII NC	27514
9.79E+09	SCOTT JENI 231 BARCL CHAPEL HII NC	2.75E+08
9.79E+09	THIEDA PA 226 BARCL CHAPEL HII NC	27516
9.79E+09	BLACK SEM 265 SEVERI CHAPEL HII NC	27516
9.79E+09	DAYSON CL 257 SEVERI CHAPEL HII NC	27516
9.79E+09	OKUN CAR 260 SEVERI CHAPEL HII NC	27516
9.79E+09	VAUGHAN 229 BARCL CHAPEL HII NC	27516

9.79E+09	DIVARIS KII 227 BARCL CHAPEL HII NC	27516
9.79E+09	FLASH BET 750 WEAVI CHAPEL HII NC	2.75E+08
9.79E+09	PARKS RON 8401 CEDA CHAPEL HII NC	27516
9.79E+09	SCHARLOC I 253 SEVERI CHAPEL HII NC	27516
9.79E+09	RAPER JULI 248 SEVERI CHAPEL HII NC	2.75E+08
9.79E+09	BARFIELD C PO BOX 20 MCCALL SC	27570
9.79E+09	MOORE AN 220 BARCL CHAPEL HII NC	27516
9.79E+09	LEHNER RIC 375 WESLE CHAPEL HII NC	27516
9.79E+09	ANDERSON 247 SEVERI CHAPEL HII NC	27516
9.79E+09	GERARDEN 107 POLKS CHAPEL HII NC	27516
9.79E+09	KEARNS KA 223 BARCL CHAPEL HII NC	2.75E+08
9.79E+09	OWEN JOH 4002 TROP COLUMBIA MO	6.52E+08
9.79E+09	STANG FRE 218 BARCL CHAPEL HII NC	2.75E+08
9.79E+09	CARPENTEI 377 WESLE CHAPEL HII NC	27516
9.79E+09	LYON MILD 241 SEVERI CHAPEL HII NC	27516
9.79E+09	SOADY SHE 236 SEVERI CHAPEL HII NC	27516
9.79E+09	BARRY DAN PO BOX 20 CARRBORC NC	27510
9.79E+09	SIMONSEN 216 BARCL CHAPEL HII NC	27516
9.79E+09	BRICE CARL 379 WESLE CHAPEL HII NC	27516
9.79E+09	MATTHEW 235 SEVERI CHAPEL HII NC	27516
9.79E+09	GARDNER S 4828 OLD DURHAM NC	2.77E+08
9.79E+09	SWANSON 229 THOM HILLSBORO NC	27278
9.79E+09	BROEK THC 215 BARCL CHAPEL HII NC	27516
9.79E+09	SMITH JOA 1505 W LA DURHAM NC	2.77E+08
9.79E+09	GURGANUS P O BOX 16 HILLSBORO NC	27278
9.79E+09	KILLOUGH I 208 JUSTIC CHAPEL HII NC	2.75E+08
9.79E+09	CHANTON P O BOX 12 TALLAHASS FL	32302
9.79E+09	RHODES M 998 WILDE LINDEN VA	22642
9.79E+09	BISHOP ELI 4 WYRICK S CHAPEL HII NC	27516
9.79E+09	WILLIAMS T 209 JUSTIC Chapel Hill NC	27516
9.79E+09	LANE GREG 100 BUCK T CHAPEL HII NC	27516
9.79E+09	MILLS FAM P O BOX 52 SNOW CAN NC	27349
9.79E+09	UNIVERSIT UNKNOWN CHAPEL HII NC	27514
9.79E+09	LEDUC BRI 381 WESLE CHAPEL HII NC	27516
9.79E+09	BEHREND 229 SEVERI CHAPEL HII NC	2.75E+08
9.79E+09	CANOUTAS 224 SEVERI CHAPEL HII NC	27516
9.79E+09	JOLLEY VIR 115 WOOD DURHAM NC	27713
9.79E+09	ANDERSON 223 SEVERI CHAPEL HII NC	2.75E+08
9.79E+09	MCIVER JO 218 SEVERI CHAPEL HII NC	27516
9.79E+09	BAROFF RC 240 BUTEO PITTSBORC NC	27312
9.79E+09	REECE ROB 385 WESLE CHAPEL HII NC	27516
9.79E+09	SEVERIN ST 31 ROGERS CHAPEL HII NC	27514
9.79E+09	NEAL ANNE 239 HEMP S CHARLOTTI NC	28207
9.79E+09	BARROW R 209 BARCL CHAPEL HII NC	2.75E+08
9.79E+09	STABLER DI 123 PRIEST CHAPEL HII NC	2.75E+08
9.79E+09	PETTIFOR A 389 WESLE CHAPEL HII NC	27516
9.79E+09	PERKINS RC 211 SEVERI CHAPEL HII NC	27516

9.79E+09 HANEY MA 208 SEVERI CHAPEL HII NC	2.75E+08
9.79E+09 BROWN SU 304 WESLE CHAPEL HII NC	27516
9.79E+09 MILLS NATI PO BOX 67I CARRBORC NC	27510
9.79E+09 PALIOURAS 393 WESLE Chapel Hill NC	27516
9.79E+09 MILLS NATI PO BOX 67I CARRBORC NC	27510
9.79E+09 MATTHEW 205 SEVERI CHAPEL HII NC	2.75E+08
9.79E+09 PACE SHAN 721 BRADL CHAPEL HII NC	2.75E+08
9.79E+09 HEITSCH D 727 BRADL CHAPEL HII NC	2.75E+08
9.79E+09 KCC VENTU PO BOX 12 RALEIGH NC	27605
9.79E+09 MATTHEW 205 SEVERI CHAPEL HII NC	27514
9.79E+09 MATTHEW 205 SEVERI CHAPEL HII NC	27516
9.79E+09 ROBERTS L 749 WILLIA CHAPEL HII NC	2.75E+08
9.79E+09 MCLEOD JC 737 BRADL CHAPEL HII NC	27516
9.79E+09 LEITNER FR 112 TIMBEI CHAPEL HII NC	27514
9.79E+09 COGGER LI 739 WILLIA CHAPEL HII NC	27516
9.79E+09 TORNERO \ 731 WILLIA CHAPEL HII NC	2.75E+08
9.79E+09 KEY REBEC 735 WILLIA CHAPEL HII NC	27516
9.79E+09 ELLIOTT CA 3 WYRICK S CHAPEL HII NC	27516
9.79E+09 WOLF MER 104 BLACKI CARRBORC NC	2.75E+08
9.79E+09 SAUNDERS 385 MEAD(Chapel Hill NC	27517
9.79E+09 FEW JAME 517 ROBIN CHAPEL HII NC	27516
9.79E+09 HEWETT M 803 BRANC Chapel Hill NC	27516
9.79E+09 O'KEEFE D 805 BRANC CHAPEL HII NC	27516
9.79E+09 STURGESS 3000 GALLI PITTSBORC NC	27312
9.79E+09 RADEMAC 7 BRANCH : CHAPEL HII NC	27516
9.79E+09 STARBACK 206 BARCL CHAPEL HII NC	27516
9.79E+09 THOMAS P. PO BOX 95: Chapel Hill NC	27515
9.79E+09 BROWN GE 200 JUSTIC CHAPEL HII NC	27516
9.79E+09 JAHANNIA 800 BRANC CHAPEL HII NC	27516
9.79E+09 BARNEY KR 5 BRANCH : CHAPEL HII NC	27516
9.79E+09 SUMMERS 1923 EPHE: CHAPEL HII NC	27517
9.79E+09 KALOUDIS . 96 LORRAI MONTCLAI NJ	7043
9.79E+09 OBLER JEFF 1830 17TH WASHINGT DE	20009
9.79E+09 BROWN GE 304 WESLE CHAPEL HII NC	27516
9.79E+09 NISBET A P 919 OXBOV CHAPEL HII NC	27516
9.79E+09 ABERNETH 143 GOAH CHAPEL HII NC	27516
9.79E+09 GERARDEN 107 POLKS Chapel Hill NC	27516
9.79E+09 ROBERTS D 749 WILLIA CHAPEL HII NC	2.75E+08
9.79E+09 CARTER MI 102 SERENI CHAPEL HII NC	27516
9.79E+09 KIM EUN A 212 E WINI CHAPEL HII NC	27516
9.79E+09 BERRY ANN 132 JUSTIC CHAPEL HII NC	27516
9.79E+09 WALKER C 716 CASWE CHAPEL HII NC	27514
9.79E+09 GIBSON KE 1755 RIDGI ATLANTA GA	3.03E+08
9.79E+09 CAMPBELL 406 BROAC Carrboro NC	27510
9.79E+09 SHAPLEY Q 130 JUSTIC CHAPEL HII NC	2.75E+08
9.79E+09 CRANNY TI 328 UMSTE CHAPEL HII NC	27516
9.79E+09 CAMPBELL 406 BROAC Carrboro NC	27510

9.79E+09	FLASH BET 750 WEAVI	CHAPEL HII NC	2.75E+08
9.79E+09	MCADAMS 8505 ORAN	CHAPEL HII NC	2.75E+08
9.79E+09	TAL LLC 1924 MT SI	Chapel Hill NC	27514
9.79E+09	BAKER JAS(124 JUSTIC	CHAPEL HII NC	27516
9.79E+09	EDMONDS 740 WILLIA	CHAPEL HII NC	27516
9.79E+09	WHITE JOH 2207 WHIT	RALEIGH NC	2.76E+08
9.79E+09	MERTZ JAN 15541 QUE	FORT MYE FL	3.39E+08
9.79E+09	DE MARCO 120 JUSTIC	Chapel Hill NC	27514
9.79E+09	SPARROW 727 WILLIA	CHAPEL HII NC	27516
9.79E+09	SCHNURR E 736 WILLIA	CHAPEL HII NC	27516
9.79E+09	BRINKHOU 1162 FEARI	PITTSBORO NC	27312
9.79E+09	JOHNSON E 734 WILLIA	CHAPEL HII NC	27516
9.79E+09	LEONARD I 304 SEVERI	CHAPEL HII NC	2.75E+08
9.79E+09	OCHOA TO 730 WILLIA	CHAPEL HII NC	27516
9.79E+09	SINGH MOI 728 WILLIA	CHAPEL HII NC	27516
9.79E+09	CICCONE A 33 SPINNIN	MARLTON NJ	8053
9.79E+09	MALINOW 83 GRASSY	CHAPEL HII NC	27517
9.79E+09	DINO ROCK 875 MARTI	CHAPEL HII NC	27514
9.79E+09	ELKINS J W 2511 COLG	FAYETTEVIL NC	2.83E+08
9.79E+09	DINO ROCK 103 MARIG	CHAPEL HII NC	27516
9.79E+09	A&W REAL 315 PALAF	CHAPEL HII NC	27516
9.79E+09	WEHR PETI 300 SUNSE	HOLLY SPR NC	27540
9.79E+09	HUENING M UNIT 19	CHAPEL HII NC	2.75E+08
9.79E+09	SAVIT PROI 510 APPLE	MEBANE NC	27302
9.79E+09	SALEM COL 875 MARTI	CHAPEL HII NC	27514
9.79E+09	WORLEY DI 9004 ONEA	RALEIGH NC	2.76E+08
9.79E+09	KRAMER SE 875 MLK JR	CHAPEL HII NC	27516
9.79E+09	WILSON N/ 4060 E HAF	BURLINGTO NC	27215
9.79E+09	LI LI 3852 WINC	JAMESTON NC	27282
9.79E+09	ZIEMENDO 875 MARTI	CHAPEL HII NC	27514
9.79E+09	JOHNSON F 1549 TAYL	CHIAWASSEI GA	3.05E+08
9.79E+09	JW&S HOLI 2207 WHIT	RALEIGH NC	27608
9.79E+09	SIMON ERI 119 JUSTIC	CHAPEL HII NC	27516
9.79E+09	THORNHILL 405 JOHNS	CHAPEL HII NC	27514
9.79E+09	BULBROOK 118 JUSTIC	Chapel Hill NC	27514
9.79E+09	KNIGHT ALI 119 BARCL	CHAPEL HII NC	27516
9.79E+09	MILLS FAM P O BOX 52	SNOW CAN NC	27349
9.79E+09	MOORE SC 816 PINEHI	CHAPEL HII NC	27517
9.79E+09	STUBBS TH 308 MUIRF	MEBANE NC	27302
9.79E+09	ORTIZ MAR 115 BARCL	Chapel Hill NC	27516
9.79E+09	KAIROS VEI 601 W ROS	CHAPEL HII NC	27516
9.79E+09	RESNICK M 102 GURNE	Chapel Hill NC	27517
9.79E+09	WILLIAMS . 110 JUSTIC	CHAPEL HII NC	27516
9.79E+09	JOLLEY VIR 115 WOOD	DURHAM NC	27713
9.79E+09	ROBERTS D 749 WILLIA	CHAPEL HII NC	2.75E+08
9.79E+09	STATE OF N 1321 MAIL	RALEIGH NC	2.77E+08
9.79E+09	STATE OF N 1321 MAIL	RALEIGH NC	2.77E+08

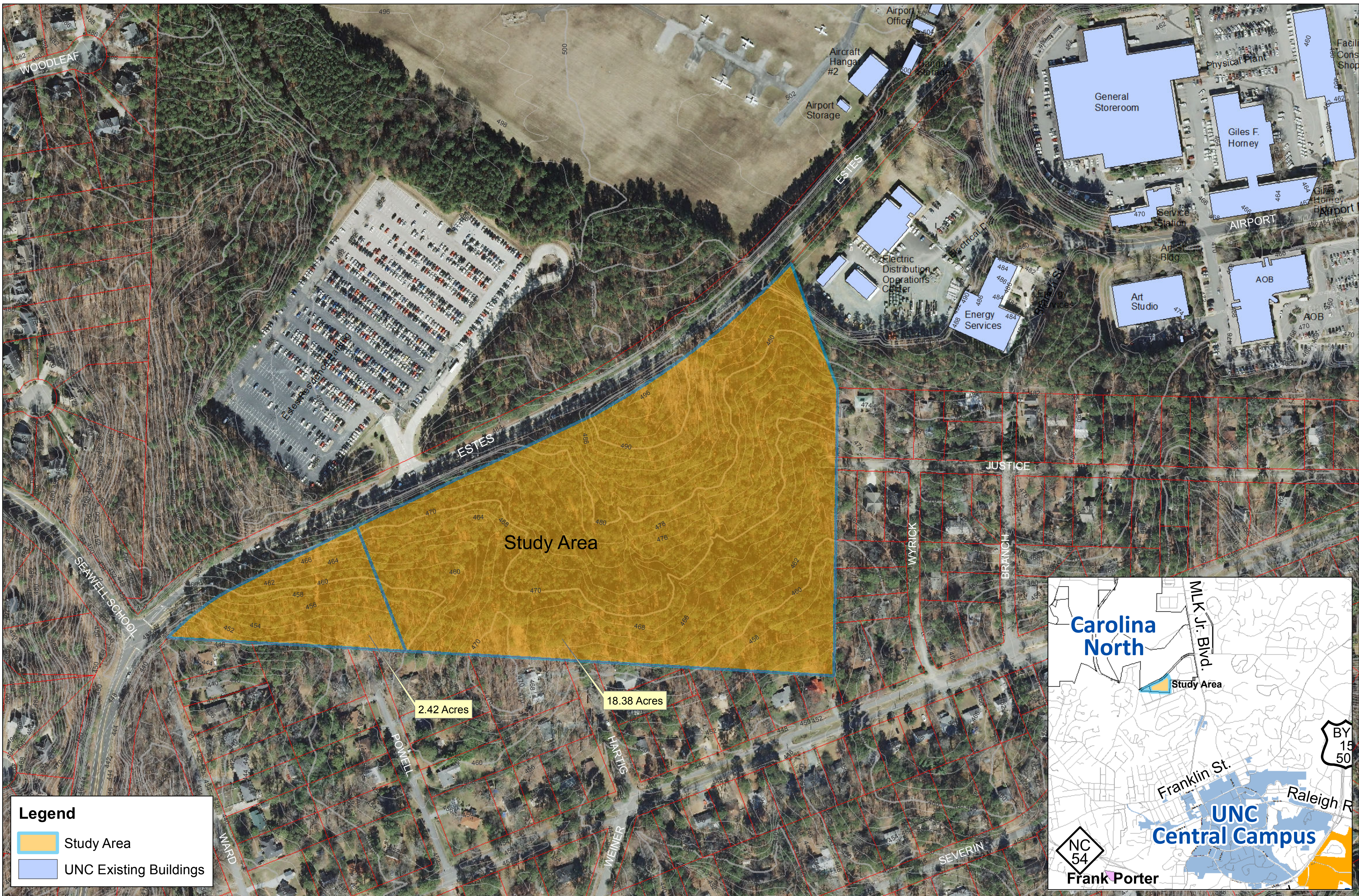
9.79E+09	STRATFORI PO BOX 98	RALEIGH	NC	27624
9.79E+09	PETTY KRIS 100 BARCL	CHAPEL HII	NC	27516
9.79E+09	MILLS NATI 602 DAVIE	Carrboro	NC	27510
9.79E+09	CHAPEL HII 302 OAK T	CHAPEL HII	NC	27517
9.79E+09	CHAPEL HII 302 OAK T	CHAPEL HII	NC	27517
9.79E+09	FGV VII LLC 870 MARTI	Chapel Hill	NC	27517
9.79E+09	LEGACY CR 316 SWIFT	DURHAM	NC	27713
9.79E+09	SULIK MEL/ 199 MERIV	VASS	NC	28394
9.79E+09	CEDAR RID PO BOX 13	DURHAM	NC	2.77E+08
9.79E+09	CEDAR RID PO BOX 13	DURHAM	NC	2.77E+08
9.79E+09	CARVER CH 890 MARTI	CHAPEL HII	NC	27514
9.79E+09	MEDICAL F CB#7565 8	CHAPEL HII	NC	27516
9.79E+09	FGV VII LLC 870 MARTI	CHAPEL HII	NC	27514
9.79E+09	CORNERSTI SUITE 200	CHAPEL HII	NC	27514
9.79E+09	EMMERSO CUSTODIA	CHAPEL HII	NC	27514
9.79E+09	CHIMCO II 940 MARTI	CHAPEL HII	NC	27514
9.79E+09	PEGASUS P SUITE 200	CHAPEL HII	NC	27514
9.79E+09	SAWMILL C PO BOX 15	CHAPEL HII	NC	27514
9.79E+09	AMITY UNI 825 ESTES	CHAPEL HII	NC	27514
9.79E+09	BUTLER KA 404 WOOD	APEX	NC	27523
9.79E+09	CHAPEL HII 92 RIVER R	SUMMIT	NJ	7901
9.79E+09	GOFORTH J PO BOX 20	RALEIGH	NC	27619
9.79E+09	CHILUKURI 15 MT BOL	CHAPEL HII	NC	27514
9.79E+09	KIRK WILLI/ 121 MAPLE	CHAPEL HII	NC	2.75E+08
9.79E+09	CHARMFOF 2375 CRES	SANFORD	FL	32771
9.79E+09	NEXT LEVEL 4411 E LA	FANAHEIM	CA	92807
9.79E+09	GOFORTH I PO BOX 20	RALEIGH	NC	2.76E+08
9.79E+09	GIJOLU LLC 319 PROVII	CHAPEL HII	NC	27514
9.79E+09	PEACE JAM 11020 CHA	LOS ANGEL	CA	90077
9.79E+09	SAWMILL C P O BOX 15	CHAPEL HII	NC	27514
9.79E+09	CHAPEL HII 980 MARTI	CHAPEL HII	NC	27514
9.79E+09	LOTZ DANII 119 MAPLE	CHAPEL HII	NC	27514
9.79E+09	RICHARDS C 8 KENDALL	Chapel Hill	NC	27517
9.79E+09	WU YUE 122 WOOD	CHAPEL HII	NC	27514
9.79E+09	COKER WO 117 WOOD	CHAPEL HII	NC	27514

Legal Description: Facilities Parcel Division

Beginning at an iron pipe located in the southern right of way of Estes Drive Extension (S.R. 1780) running thence S 21° 31' 42" E 346.01 feet to an iron pipe; thence S 86°46' 22" E 1109.76 feet to a point; thence N 00° 41' 32" E 744.68 feet to a point; thence N 33° 28' 00" W 319.16 feet to a point in the southern right of way of Estes Drive Extension (S.R. 1780); thence with the southern right of way of Estes Drive Extension (S.R. 1780) in a general northwesterly direction along a 2019.02 foot radius curve to the right, said curve having a chord bearing and distance of S 53° 57' 42" W 586.01 feet, to a point in the southern right of way of Estes Drive Extension (S.R. 1780); thence continuing with the southern right of way of Estes Drive Extension S 64° 46' 47" W 685.46 feet to an iron pipe, the place and point of beginning, containing 18.13 acres, more or less.

Legal Description: Former Dixon Property

Beginning at an iron pipe located in the southern right of way of Estes Drive Extension (S.R. 1780) running thence S 11° 23' 00" E 348.61 feet to an iron pipe, thence N 76° 30' 50" W 161.71 feet to an iron pipe; thence N 76° 30' 50" W 86.10 feet to an iron pipe located in the eastern right of way of Powell Street; thence N 76° 51' 00" W 66.45 feet to an iron pipe located in the western right of way of Powell Street; thence N 76° 29' 00" W 247.69 feet to an iron pipe; thence N 76° 29' 00" W 216.68 feet to an iron pipe located in the southern right of way of Estes Drive Extension (S.R. 1780); thence with the southern right of way of Estes Drive Extension (S.R. 1780) in a general northeasterly direction along a 557.97 foot radius curve to the right, said curve having a chord bearing and distance of N 62° 17' 17" E 248.62 feet, to an iron pipe in the southern right of way of Estes Drive Extension (S.R. 1780); thence continuing with the southern right of way of Estes Drive Extension (S.R. 1780) N 75° 09' 40" E 321.76 to an iron pipe, the point and place of beginning, containing 2.42 acres, more or less.



Legend

- Study Area
- UNC Existing Buildings

