



TOWN OF CHAPEL HILL NORTH CAROLINA

Meeting Date: 04/21/2015

MEMORANDUM

TO: Planning Commission

FROM: Mary Jane Nirdlinger, Planning and Sustainability
John Richardson, Planning Manager for Sustainability
Megan Wooley, Community Sustainability Planner

SUBJECT: Obey Creek Development Proposal:

- Revised Chapel Hill Land Use Management Ordinance Text Amendment creating the Development Agreement-1 (DA-1) Zoning District
- Zoning Atlas Amendment to rezone the Obey Creek site to the Development Agreement-1 (DA-1) zoning district

Purpose

- The purpose of this meeting is for the Planning Commission to provide a recommendation to the Council regarding the proposed text amendment and zoning atlas amendment for the Obey Creek site.
- This information was presented to the Planning Commission during the March 17 and April 7, 2015 meetings, and as a request from the Commission, we are returning with this item. See Attachment 1 for the April 7, 2015 staff memorandum.

Staff Recommendation: Approval of Proposed Text Amendment

- The proposed text amendment would create a new zoning district called Development Agreement-1 (DA-1), which allows the use of a development agreement; see Attachment 2.
- We recommend approval of the proposed Chapel Hill Land Use Management Ordinance text amendment to create the Development Agreement-1 (DA-1) zoning district. We believe the text amendment can be justified based on Finding C of Article 4.4.
- Next Step: The Council will open the public hearing (tentatively scheduled for May 18, 2015) to receive public comment on the draft text amendment.

Staff Recommendation: Approval of Proposed Zoning Atlas Amendment

- The proposed zoning atlas amendment would rezone a portion of the Obey Creek property from Residential Low Density-1 (R-LD1) and Neighborhood Commercial (NC) to the proposed Development Agreement-1 (DA-1) zoning district; see Attachment 3 for the proposed amendment and Attachment 4 for the zoning atlas amendment application.
- We recommend approval of the application to rezone portions of the Obey Creek site from Residential Low Density-1 (R-LD1) and Neighborhood Commercial (NC) to the new Development Agreement-1 (DA-1) zoning district. We believe the rezoning could be justified based on Finding C associated with the goals of the Comprehensive Plan.
- Next Step: The Council will open the public hearing (tentatively scheduled for May 18, 2015) to receive public comment on the proposed zoning atlas amendment.

Draft Development Agreement

- We recognize that the Planning Commission has also invested significant time in crafting recommendations for the Development Agreement, and we look forward to continued discussion of those recommendations during the April 30th negotiation session and the Public Hearing.

Upcoming Meetings

- Below is an overview of the upcoming meetings in the Obey Creek development agreement process:
 - **April 30: Negotiation Session (7:00pm)**
 - **May 18: Tentative Public Hearing date (7:00pm)** – Open the Public Hearing to receive comment about the Obey Creek development agreement, text amendment, and rezonings.
 - **June 8: Tentative Council Business Meeting date (7:00pm)**

Attachments

- Attachment 1: Staff memorandum for the April 7, 2015 Planning Commission meeting
- Attachment 2: Draft Ordinance A – Text Amendment to establish Development Agreement-1 (DA-1) zoning district
- Attachment 3: Draft Ordinance B – Zoning Atlas Amendment to rezone the Obey Creek site
- Attachment 4: Zoning Atlas Amendment Application



TOWN OF CHAPEL HILL NORTH CAROLINA

Meeting Date: 04/7/2015

MEMORANDUM

TO: Planning Commission

FROM: Mary Jane Nirdlinger, Planning and Sustainability
John Richardson, Planning Manager for Sustainability
Megan Wooley, Community Sustainability Planner

SUBJECT: Obey Creek Development Proposal:

- Revised Chapel Hill Land Use Management Ordinance Text Amendment creating the Development Agreement-1 (DA-1) Zoning District
- Zoning Atlas Amendment to rezone the Obey Creek site to the Development Agreement-1 (DA-1) zoning district
- Draft Obey Creek Development Agreement

Purpose

- This information was presented to the Planning Commission during the March 17, 2015 meeting, and as a request from the Commission, we are returning with this item. Responses to the questions received during the March 17th meeting can be found in Attachment 1.
- The purpose of this meeting is for the Planning Commission to consider and provide a recommendation to the Council regarding the proposed text amendment and zoning atlas amendment.
- We also ask that the Planning Commission review the draft development agreement and provide feedback for the Council's consideration.

Background

- Obey Creek is a proposed mixed-use development that, if approved, would be located along US 15-501 South across from Southern Village.
- The Council and the applicant (East West Partners) have entered into negotiations to create a development agreement which, if approved, would be a contract between the Town and the applicant.
- The development agreement and its components (such as design guidelines and other exhibits) would govern and regulate development on the site.
- The Council has held five negotiation sessions with the applicant on the Obey Creek development agreement: November 13, December 8, 2014, February 12, February 26, March 12, and March 25, 2015. An informational meeting was held on January 8, 2015, and a facilitated discussion was held on January 23, 2015.
- The primary focus of these discussions included: scale and use, transportation (including bicycle, pedestrian, transit, and traffic), the Wilson Creek Preserve, affordable housing, and the design guidelines.
- More information about the Obey Creek development agreement process can be found at www.townofchapelhill.org/obeycreek.

Proposed Text Amendment

- The proposed text amendment would create a new zoning district called Development Agreement-1 (DA-1), which allows the use of a development agreement; see Attachment 2 for the proposed text amendment.
- The Planning Commission reviewed the draft text amendment during their March 17, 2015 meeting and suggested edits to the use chart. The following edits have been made to the draft dated March 17th and appear in the draft dated April 7th:

Language in Use Chart	March 17th Draft	April 7th draft
Automated teller machines (ATM) (Drive-up)	--- <i>(Indicated that the use was not permitted)</i>	S <i>(Indicates that this is permitted as a special use)</i>
Water and wastewater treatment plan	Water and wastewater treatment plan	Water and wastewater treatment plant <i>(Correcting a mistype - A “t” was added to the word “plan”)</i>

Proposed Zoning Atlas Amendment

- The proposed zoning atlas amendment would rezone a portion of the Obey Creek property from Residential Low Density-1 (R-LD1) and Neighborhood Commercial (NC) to the proposed Development Agreement-1 (DA-1) zoning district.
- See Attachment 3 for the draft ordinance for the proposed zoning atlas amendment and Attachment 4 for the Zoning Atlas Amendment application.

Justification for the Proposed Text Amendment and Zoning Atlas Amendment

- The intent of Zoning Amendments (including both atlas and text amendments to the Ordinance) is established in Article 4.4 of the Chapel Hill Land Use Management Ordinance, where it states, “In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except:
 - a) to correct a manifest error in the chapter; or
 - b) because of changed or changing conditions in a particular area or in the jurisdiction generally; or
 - c) to achieve the purposes of the Comprehensive Plan.”
- We believe there is justification for the proposed text amendment and zoning atlas amendment, as both amendments could be found to achieve the following major goals of the Comprehensive Plan:
 - A range of housing options for current and future residents (Goal: Place for Everyone.3);
 - Balance and sustain finances by increasing revenue and decreasing expenses (Goal: Community Prosperity and Engagement.1);
 - Promote a safe, vibrant, and connected (physical and person) community (Goal: Community Prosperity and Engagement.3);
 - A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal: Getting Around.2);

- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill’s character for residents, visitors, and students (Goal: Good Places, New Spaces.5);
- Open and accessible common spaces for community gathering, cultural uses, and community development (Goal: Good Places, New Spaces.7);
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal: Good Places, New Spaces.8);
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections (Goal: Nurturing Our Community.3).

Staff Recommendation: Proposed Text Amendment

- We recommend approval of the proposed Chapel Hill Land Use Management Ordinance text amendment to create the Development Agreement-1 (DA-1) zoning district. We believe the text amendment can be justified based on Finding C of Article 4.4, as described in the section directly above.
- Attached for the Planning Commission’s consideration is an Ordinance to amend the Chapel Hill Land Use Management Ordinance by to establish a new Development Agreement-1 (DA-1) zoning district (see Attachment 2).

Staff Recommendation: Proposed Zoning Atlas Amendment

- We recommend approval of the application to rezone portions of the Obey Creek site from Residential Low Density-1 (R-LD1) and Neighborhood Commercial (NC) to the new Development Agreement-1 (DA-1) zoning district. We believe the rezoning could be justified based on Finding C associated with the goals of the Comprehensive Plan.
- Attached for the Planning Commission’s consideration is an Ordinance to rezone the Obey Creek site and to amend the Chapel Hill Zoning Atlas for the Obey Creek development (see Attachment 3).

Draft Development Agreement

- The Council and East West Partners began negotiating the Obey Creek development agreement in November of 2014.
- Their discussions are being captured in the draft development agreement, and this agreement will continue to be revised and refined throughout the process.
- For the most recent version of the draft development agreement and draft design guidelines (Exhibit B to the agreement), click [here](#).¹
- We ask that the Planning Commission review the draft Obey Creek development agreement and provide the Council with feedback for their consideration.

¹ Obey Creek Development Agreement – Meeting Materials webpage: <http://tinyurl.com/p6sby69>

Next Steps

- **Proposed text amendment and zoning atlas amendment:** The Council will open the public hearing to receive public comment on these items; the public hearing is tentatively scheduled for May 18, 2015.
- **Draft development agreement:** The Council will continue negotiations with the applicant, and the draft development agreement will be revised per these discussions. A Public Hearing on the agreement is tentatively scheduled for May 18, 2015.

Upcoming Meetings

- Below is an overview of the upcoming meetings in the Obey Creek development agreement process:
 - **April 8: Negotiation Session (7:00pm)**
 - **May 18: Tentative Public Hearing date (7:00pm)** – Open the Public Hearing to receive comment about the Obey Creek development agreement, text amendment, and rezonings.
 - **June 8: Tentative Council Business Meeting date (7:00pm)**

Attachments

- Attachment 1: Planning Commission questions and staff responses
- Attachment 2: Draft Ordinance A – Text Amendment to establish Development Agreement-1 (DA-1) zoning district
- Attachment 3: Draft Ordinance B – Zoning Atlas Amendment to rezone the Obey Creek site
- Attachment 4: Zoning Atlas Amendment Application

Attachment 2: Draft Ordinance A – Text Amendment

Prepared by: Office of Planning and Sustainability, Town of Chapel Hill

Last Revised: April 1, 2015

AN ORDINANCE AMENDING THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE TO ESTABLISH A NEW DEVELOPMENT AGREEMENT-1 ZONING DISTRICT (2015-__-__ /O-)

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed text amendment changes to the Land Use Management Ordinance regarding establishment of a new Development Agreement-1 zoning district and finds that the amendments are warranted in order to achieve the purposes of the Comprehensive Plan, as it relates the following themes and goals of the Comprehensive Plan:

- A range of housing options for current and future residents (PFE.3);
- Balance and sustain finances by increasing revenue and decreasing expenses (CPE.1);
- Promote a safe, vibrant, and connected (physical and person) community (CPE.3);
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2);
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill’s character for residents, visitors, and students (GPNS.5);
- 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);
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections (NOC.3);

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill follows:

Section 1. Section 3.5, Special Districts, of the Chapel Hill Land Use Management Ordinance is hereby revised to add a new section 3.5.6 to read as follows:

“Section 3.5.6 Development Agreement-1 District

(a) Purpose and intent

The purpose and intent of the Development Agreement-1 district (DA-1) is to establish procedural and substantive standards for the Town Council's review and approval of development on large tracts of land where the predominant uses are to be private development that includes uses such as housing, general business, convenience business, office-type business, recreation, utility, and/or open space uses.

The objective of the DA-1 district is to allow for orderly and sustainable growth and major new development while mitigating impacts to nearby neighborhoods, the community, and

the environment. A key feature of this district is the concurrent review of a rezoning application and an initial proposed development agreement within such district that allows the property owner, immediate neighbors, and community to understand the type and intensity of development being proposed, the timing of that development, the potential impacts of the development, the mitigation measures that will be implemented to address those impacts, and the commitments of both the developer and the Town regarding public facilities and services needed to support the proposed development. A development agreement that is approved by ordinance as a legislative decision of the Town Council pursuant to G.S. 160A-400.22 is an integral component of the DA-1 zoning district.

(b) Overview of development review procedures

Procedures in this zoning district are designed to facilitate:

1. Articulation of a long-term development plan that provides a context for more detailed intermediate and short term plans and projects;
2. Articulation of detailed plans that involve multiple buildings over an extended time period on a defined portion of the zoning district that is subject to an individual development agreement;
3. Identification of the infrastructure needs and impacts related to the development specified in a development agreement;
4. Provision of measures to mitigate the negative impacts of development in the development agreement and to promote sustainability of approved development, with the mitigation implemented in a manner appropriate with the pace of development; and
5. Provision of predictability and certainty as to the type, intensity, and design of development set out in a Town Council-approved development agreement.

Applicants proposing that property be zoned DA-1 must submit a long-range development plan and supporting analysis at the time of petition for rezoning to this district. Upon approval by the Town Council of a development agreement in this district, site development permits for individual buildings are to be issued by the Town Manager, following a determination by the Town Manager that such individual building projects do not violate the Town Council-approved development agreement.

For development proposed within the DA-1 zoning district that is not included in a Town Council-approved development agreement, but is a minor modification according to the provisions of this Section, the Town Manager may approve a change to the development agreement and issue a site development permit.

Except as specifically authorized as a permitted use under Section 3.5.6(e)(1), development proposed within this zoning district that is not included in a Town Council-approved development agreement and/or that cannot be considered a minor modification to a development agreement shall be considered to be a special use and subject to the Special Use Permit standards and procedural requirements of section 4.5 of this appendix. In the alternative, the applicant may apply to the Town Council for an amendment to the development agreement.

The terms used within this Section have the same meaning and scope as provided by this Appendix and state law. Provided, however, that to the extent a Council-approved and owner-

executed development agreement define a term to have a different meaning or scope, that meaning and scope shall apply as specified in the development agreement.

(c) Minimum Requirements

Only areas with a minimum of twenty-five (25) contiguous acres of developable property (as defined by G.S. 160A-400.23) under common ownership or management may be placed in a DA-1 zoning district.

An application for rezoning to a DA-1 district may only be initiated by the owner of the property to be rezoned or a duly authorized agent of the owner.

An application for rezoning to a DA-1 district must, in addition to all other requirements of this ordinance, include:

1. An ecological analysis of the entire area proposed to be included in the district.
2. A proposed development agreement for a discrete portion (of not less than twenty-five developable acres) of the land to be placed in the district.

The Town Manager may specify forms and reasonable requirements related to these mandated materials to be submitted with a rezoning petition.

(d) Development Agreement

A proposed development agreement in this district must include all provisions mandated by state law and shall at a minimum include:

1. A legal description of the property subject to the agreement and the names of its legal and equitable property owners.
2. The duration of the agreement.
3. The development uses permitted on the property, including population densities and building types, intensities, placement on the site, and design.
4. A description of public facilities that will service the development, including who provides the facilities, the date any new public facilities, if needed, will be constructed, and a schedule or triggering points to assure public facilities are available concurrent with the impacts of the development.
5. A description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property.
6. A description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.
7. A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town Council for the public health, safety, or welfare.
8. A description, where appropriate, of any provisions for the preservation and restoration of historic structures.
9. A development schedule, including commencement dates and interim completion dates at no greater than five year intervals, provided, however, the failure to meet a commencement or completion date shall not, in and of itself, constitute a material

breach of the development agreement pursuant to G.S. 160A-400.27 but must be judged based upon the totality of the circumstances.

The development agreement may provide that the entire proposed development or any phase of it be commenced or completed within a specified period of time. The development agreement may include other defined performance standards to be met by the applicant and/or its successors in interest.

(e) Permitted within the boundary of a development agreement

(1) Permitted uses within a development agreement. The predominant uses are to be private development for housing, general business, convenience business, office-type business, recreation, utility, and/or open space uses. The permitted uses, special uses, or accessory uses in the Development Agreement-1 (DA-1) are limited to those uses as set forth in Table 3.7-1:Use Matrix.

The maximum floor area, density of development, building heights and general locations, other attributes of development intensity, and design guidelines for the development permitted shall be as provided in a Town Council-approved development agreement. The development agreement may provide that specified uses shall require a Town Council-approved special or conditional use permit.

(f) Permitted and special uses outside a boundary area of a development agreement

(1) Uses that may be approved as permitted uses within the DA-1 zoning district but outside the boundary area or terms of a Town Council-approved development agreement are:

- Community gardens;
- Local farmers markets;
- Recreational facility, non-profit;
- Trails, greenways, and recreational land;
- Public use facilities;
- Solar energy collection arrays;
- Radio, television, or wireless transmitting and/or receiving facilities, provided the total height of an antenna-supporting structure is not more than 120 feet and there is a 500 foot or more setback from the property line;
- Wind turbines designed to produce 100kW or less, provided the total height is not more than 120 feet, there is a minimum ground clearance of 30 feet from rotors, and there is a 500 foot or more setback from the property line. Wind turbines designed to produce 100kW or less may also be located on rooftops.

These permitted uses shall require a zoning compliance permit pursuant to Section 4.9 of this appendix.

(2) Uses that may be approved as special uses within this zoning district outside the boundary or terms of a Town Council-approved development agreement (including proposed uses for property formerly covered by a development agreement that has expired or been terminated) are limited to those uses as set forth in Table 3.7-1 (Use Matrix). These special uses

shall be subject to the dimensional requirements as set forth in Table 3-8.1 (Dimensional Matrix) and the applicable perimeter transition area requirements.

(g) Existing conditions within a DA-1 zoning district.

Existing uses, structures, and conditions within a DA-1 zoning district as of the effective day property is placed in this district may be continued as specified by this section. All existing uses of land that do not involve the use of a building can be continued as they exist as of the effective date the property is zoned DA-1 Any existing building being used for a use permitted by this Appendix or by an applicable development agreement may be expanded to the extent that the Town Manager finds that the expansion is exempt from the Transportation Impact Analysis requirements of Section 5.8(g) of this Appendix. Any new construction, development, or site improvements associated with continuation of existing conditions shall be consistent with the terms of all applicable development agreements in effect within the district.

(h) Development Standards

Development in the DA-1 zoning district shall be designed to provide a mix of uses within all major phases of the development that are integrated, interrelated and linked by pedestrian ways, bikeways, and/or other transportation systems. Development agreements shall, to the extent practical and consistent with applicable laws and regulations, include measures to encourage reduction of automobile use and promote alternative modes of transportation; to provide sustainable building design and land uses; to mitigate adverse environmental impacts; to promote conservation of non-renewable energy resources; to exceed minimally accepted practices; and to achieve visual continuity in the siting and scale of buildings.

Specifically, a development agreement in this district shall at a minimum address the following:

1. Plan consistency. The proposed development shall be generally consistent with the long range development plan for the district submitted by the owner. The development shall be generally consistent with the adopted comprehensive plan for the Town.
2. Transportation. Proposed development shall be accompanied by reasonable measures to mitigate transportation impacts that are caused by the development. Proposed development shall address parking, transit, traffic, road, greenway, bikeway, and pedestrian access.
3. Fiscal impact. Proposed development shall be accompanied by reasonable measures to mitigate any adverse fiscal impacts for the Town; provided that, pursuant to GS160A-400.20(b), the Town may not impose any tax or fee not authorized by otherwise applicable law.
4. Housing. Proposed development shall be accompanied at appropriate times by on-site housing to mitigate the impacts that are caused by the development. A range of housing availability and price levels shall be provided within each major phase and area of the proposed development.

5. Noise and lighting. Noise and lighting levels from proposed development shall not exceed those allowed by Town ordinances or the provisions of the development agreement, whichever are more stringent. In cases where property frontage is along a US highway, lighting standards may be governed by North Carolina Department of Transportation standards in the event they are less stringent than the Town ordinance.
6. Environment. Proposed development shall seek to minimize impacts on natural site features and shall be accompanied by reasonable measures to mitigate those impacts. Proposed development shall address preservation of open land and natural areas, management of stormwater quality and quantity, energy generation and use, preservation of solar access, solar orientation of buildings, air quality, sustainable water and wastewater management, protection of stream buffers, soil erosion and sedimentation control, landscape and vegetation protection.
7. Public utilities and services. Proposed development shall assure that there are adequate public utilities and services and shall be accompanied by reasonable measures to assure the availability of such services concurrent with the creation of the need for the services. There shall be a general demonstration that police, fire, emergency, water, sewer, school, recreation, and other necessary utilities and public services will be available to accommodate the proposed development.

The development agreement shall provide for regular monitoring, reporting, and evaluation of the effectiveness of the development standards.

(i) *Amendments and modifications to development agreements*

A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest.

Either party may propose a major amendment or minor modification to any Town Council-approved development agreement. Upon receipt of a proposed adjustment, the Town Manager shall consider the following criteria in making the determination as to whether a proposed adjustment is a major amendment or a minor modification to a development agreement:

1. A substantial change in the boundaries of the development agreement shall constitute a major amendment. Any single proposed increase or decrease in the area of land subject to the development agreement approved by the Town Council of more than 5% shall be considered substantial. A cumulative increase of 15% or more in the land area subject to the development agreement shall be considered substantial.
2. A substantial change in the floor area or number of parking spaces shall constitute a major amendment. Any single proposed increase or decrease in new floor area or number of parking spaces of more than a 5% in a development agreement approved by the Town Council shall be considered substantial. A cumulative increase of 15% or more in the floor area or number of parking spaces subject to the development agreement shall be considered substantial. Provided, under no circumstances shall a change in floor area of less than 1,000 sq. ft. or fewer than ten parking spaces be deemed either a major amendment or minor modification and such changes shall be reported by the applicant to the Town Manager.

3. Changes that would substantially affect pedestrian, bicycle, or vehicular access or circulation beyond the boundaries of the development agreement shall constitute a major amendment.
4. Substantial change in the amount or location of open space within the boundaries of a development agreement shall constitute a major amendment. Any single change that increases or decreases the amount of open space by more than 5% shall be considered substantial. A cumulative increase or decrease in the amount of open space by 15% or more or a substantial change in the location of designated open space shall be considered substantial.

Notwithstanding the above, some proposed changes to a Town-Council approved development agreement that do not meet the threshold to constitute a major amendment may in the judgment of the Town Manager, because of size, perimeter location or transportation impacts, merit public review. In the event the Manager makes such a determination he/she may submit the proposed minor modification at a Town Council meeting to allow an opportunity for Council review and public comment. Unless the other party to the development agreement agrees otherwise, such a review shall not extend the time period allowed for a decision by the Manager on the minor modification or convert the change from a minor modification into a major amendment.

All proposed adjustments to a Town Council-approved development agreement shall be publicly posted in such a manner that the public will have the opportunity to express any concerns to the Town Council and/or the Town Manager. The Town Manager shall determine whether a proposed adjustment to a Town Council-approved development agreement is a major amendment or a minor modification within fifteen (15) working days of receipt of a proposed adjustment and shall promptly notify the Town Council and applicant of that determination. If the proposed action is determined to be a major amendment, the Town Manager shall require the filing of an application for approval of the amendment, following procedures outlined in Section 3.5.6(k) of this Appendix.

In the event State or federal law is changed after a development agreement has been entered into and the change prevents or precludes compliance with one or more provisions of the development agreement, the Town Council may modify the affected provisions, upon a finding that the change in State or federal law has a fundamental effect on the development agreement. In so doing, the procedures set forth for original approval of the development agreement shall be followed.

Except for grounds specified in G.S. 160A-385.1(e), the Town shall not apply subsequently adopted ordinances or development policies to the development that is subject to the approved development agreement.

(j) Procedure for review of development agreements, amendments, and modifications

(1) Application submittal requirements. Applications for approval of a development agreement, a major amendment to a previously approved development agreement, and a minor modification to a previously approved development agreement within a DA-1 zoning district shall be submitted to the Town Manager. The Town Manager shall prescribe the form(s) of applications as well as any other material as the Town Manager may reasonably require to determine compliance with this section.

(2) Process for review.

A. Informal consultation. Prior to submission of a proposed development agreement or a major amendment to a previously approved development agreement within this district, the applicant shall consult with the Town Manager and Town Council regarding the proposed development. The applicant is encouraged to engage in active discussion and collaboration with the Town staff, Town Council, Town advisory boards, neighbors, and the community in the preparation of a proposed development agreement or amendment and plans for development.

B. Draft agreement. A draft development agreement and long-range development plan for the activity to be addressed in the development agreement shall be submitted to the Town Manager prior to the submission of a formal development agreement. The Manager and applicant shall present the draft agreement to the Planning Commission, such other advisory boards as deemed appropriate by the Town Council, and the Town Council for review and comment. The Manager and applicant shall also present the draft agreement in informal public information sessions for public review and comment. A formal application for approval of a development agreement may be submitted upon completion of the review, comment, and revision of the draft development agreement.

C. Initial development agreement. Applications for approval of an initial development agreement within this zone shall be processed concurrently with the petition for rezoning to the DA-1 district. The public hearing on the initial development agreement shall be noticed and held concurrently with the hearing on the proposed rezoning. Notice of the public hearing before the Town Council on the proposed development agreement shall follow the same notice requirements as are applicable for hearings on proposed zoning atlas amendments. The public notice shall include the location of the property covered by the proposed development agreement, the development uses proposed on the property, and the place a copy of the proposed development agreement may be obtained or reviewed. The Town Council shall take action on an application for an initial development agreement within this zone concurrently with action on the application for rezoning to this district. The initial development agreement may be applicable to all or part of the land within the district, provided the initial development agreement must be applicable to no less than twenty-five (25) developable acres.

D. Subsequent development agreements and major amendments. Subsequent new development agreements within this zoning district and major amendments of a previously approved development agreement shall be considered using the following process:

1. Upon receipt of an application for approval, the Town Manager shall review the proposal for completeness. The Town Manager shall determine within fifteen (15) working days whether the application is complete and shall promptly notify the Town Council and applicant of that determination. If the application is determined to be incomplete, a notice of the deficiencies in the mandatory items to be included in a proposed agreement or major amendment shall be provided to the applicant with the notice of the Town Manager's determination. If the application is determined to be complete, the Town Manager shall notify the applicant of that determination and shall prepare a report on the proposed agreement or major amendment.

2. The Town Manager shall submit a complete proposed agreement or major amendment and the Town Manager's report to the Planning Commission for review and

comment. The Planning Commission shall review the application and the Town Manager's report and shall submit to the Town Council a written recommendation regarding the proposed agreement or amendment. The Planning Commission shall submit its recommendation within thirty-five (35) calendar days of the meeting at which the Town Manager's report is submitted to it or within such further time consented to in writing by the applicant or by Town Council resolution. If the Planning Commission fails to prepare its recommendation to the Town Council within this time limit, or extensions thereof, the Town Council may consider the proposed agreement without a comment or recommendation from the Planning Commission.

3. The Town Council shall hold a public hearing on a proposed subsequent development agreement or major amendment to a previously approved development agreement. Notice of the date, time, and place of the public hearing before the Town Council shall follow the same published, mailed, and posted notice requirements as are applicable for hearings on proposed zoning atlas amendments. The public notice shall include the location of the property covered by the proposed development agreement, the development uses proposed on the property, and the place a copy of the proposed development agreement may be obtained or reviewed.

4. The Town Council shall make a decision on a proposed subsequent development agreement or major amendment to a previously approved development agreement within one hundred twenty (120) calendar days of the date of the Town Manager's determination that a complete application was submitted or such further time as mutually agreed to by the applicant and the Town.

E. Minor modifications to a previously approved development agreement may be approved by the Town Manager as long as such changes continue to be in substantial compliance with the approving action of the Town Council and all other applicable requirements and result in a configuration of buildings/development that is generally consistent with the Town Council-approved development agreement. The Town Manager shall not have the authority to approve changes that constitute a major amendment of a Town Council-development agreement.

F. The time periods referenced in this subsection shall not run during any period in which the applications for subsequent development agreements or major amendment to a previously approved development agreement have been returned to the applicant for substantial modification or analysis. The time periods set forth in this subsection may also be modified by mutual consent of the applicant and the Town Council.

(k) Actions after decision on a development agreement

(1) Recording approval. If the application for approval of a development agreement or major amendment is approved or approved with conditions, the Town Manager shall execute the development agreement or amendment in accord with the action of the Town Council. The applicant shall then execute the development agreement or amendment and record the development agreement or amendment in the office of the applicable County Register of Deeds within fourteen (14) days after the Town enters into the development agreement. The burdens of the development agreement are binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.

(2) Individual site development permits. After an executed development agreement is recorded, the Town Manager may then accept applications for individual site development permits for specific buildings that the applicant proposes to build within the physical boundaries covered by the agreement. No construction work on any such building identified in the agreement may begin until a site development permit has been issued. The Town Manager shall prescribe the form(s) of applications as well as any other material the Town Manager may reasonably require to determine compliance with the agreement. The Town Manager shall approve or deny of the individual site development permit application within fifteen (15) working days of the Manager's determination that the individual site development plan application is complete. The Town Manager shall approve the application upon finding it is substantially consistent with and does not violate any term of the agreement and shall deny approval upon finding the application is not substantially consistent with or violates a term of the agreement. If the application is denied, the Town Manager shall specify the grounds for finding that it is inconsistent or in violation and refer the applicant to the Special Use Permit process described in Section 4.5 of this appendix. Alternatively, the applicant may modify the site development permit application or apply for a major amendment to the development agreement. Provided, under no circumstances shall a change in floor area of less than 1,000 sq. ft. or fewer than ten parking spaces be deemed either a minor modification or major amendment of the development agreement nor require approval or modification of an individual site development permit; such changes shall be reported by the applicant to the Town Manager.

(3) Expiration, abandonment, revocation of development agreement. The term of any development agreement shall be set forth in the agreement and shall not exceed a term of twenty (20) years. The development agreement shall also contain specific provisions relative to default or termination of the agreement.

(4) Periodic review and amendment of the development agreement. The Town Manager shall at least every twelve (12) months conduct a review of the development agreement at which time the applicant or its successors in interest must demonstrate good faith compliance with the terms of the development agreement. The Town Manager shall promptly report the results of this review to the Town Council. If, as a result of this periodic review, the Town Council finds and determines that the applicant or its successors in interest has committed a material breach of the terms or conditions of the agreement, the Town Manager shall serve notice in writing, within a reasonable time not to exceed thirty (30) working days after the periodic review, upon the applicant or its successors in interest setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the applicant or their successors in interest a reasonable time in which to cure the material breach. If the applicant or its successors in interest fail to cure the material breach within the time given, then the Town Council unilaterally may terminate or modify the development agreement pursuant to G.S. 160A-400.27(c); provided, the notice of termination or modification may be appealed to the board of adjustment in the manner provided by G.S. 160A-388(b). Thereafter the applicant or its successors in interest may pursue any other rights and remedies available at law or in equity. If the Town Council elects to unilaterally modify the Agreement, the applicant or its successors in interest may elect for the development agreement to be terminated rather than accede to the development agreement with the modifications unilaterally made by the Town Council.”

Section 2. Table 3-7.1, Use Matrix, of the Chapel Hill Land Use Management Ordinance is hereby revised to add a new zoning district, DA-1, to read as follows:

Uses	DA-1
Accessory use customarily incidental to a permitted principal or special use	A
Adult day care facility (See also Article 6 of this appendix)	P, A
Agriculture, Female Chickens	—
Agriculture, livestock	—
Agriculture, non-livestock	A
Automated teller machines (ATM) (Walkup)	P
Automated teller machines (ATM) (Drive-up)	S
Automotive Repair	P, A
Automotive repair (less collision, service and painting)	P, A
Automotive, trailer, and farm implement sales or rental	P, A
Bank	P, A
Barber shop/beauty salon	P
Business—Convenience	P, A
Business—General	P, A
Business—Wholesale	A
Business, office-type	P, A
Car wash (See also Article 6 of this appendix)	—
Cemetery (See also Article 6 of this appendix)	S
Child day care facility (See also Article 6 of this appendix)	P, A
Clinic	P
Club	P, A
College or University	P
Drive-in window (See also Article 6 of this appendix)	S
Dwelling Units, Single Family	P
Dwelling units, single-family with accessory apartment	P
Dwelling units, duplex (See also Article 6 of this appendix)	P
Dwelling units, multifamily, 3 to 7 dwelling units	P
Dwelling units, multifamily, over 7 dwelling units	P
Essential services	P, A
Extraction of earth products (See also Article 6 of this appendix)	—

Fine arts educational institution (See also Article 6 of this appendix)	P
Flex space	A
Food Truck	A
Fraternity dwelling (See also Article 6 of this appendix)	S
Funeral home	P
Group care facility (See also Article 6 of this appendix)	P
Hangar, medical aircraft	—
Home occupation	A
Hospital	—
Hotel or motel	P
Kennel	—
Landfill (See also Article 6 of this appendix)	—
Maintenance/storage facility	—
Manufactured home park	—
Manufactured home, Class A	P
Manufactured home, Class B	—
Manufacturing, light	A
Outdoor skateboard ramp (See Article 6 of this appendix)	A
Park/ride (See also Article 6 of this appendix)	P, A
Parking, off-street	A
Personal services	P, A
Place of assembly, over 2,000 seating capacity (See also Article 6 of this appendix)	S
Place of assembly, up to 2,000 seating capacity	P, A
Place of worship (See Article 6 of this appendix)	P
Public cultural facility	P, A
Public service facility (See also Article 6 of this appendix)	P, A
Public use facility	P, A
Publishing and/or printing	P, A
Radio, television or wireless transmitting and/or receiving antenna (See also Article 6 of this appendix)	—
Radio, television or wireless transmitting and/or receiving antenna, accessory	A
Recreation facility: Commercial	P, A
Recreation facility: Non-profit	P
Recreation facility: Outdoor commercial	S
Research activities	P, A

Residence hall	—
Residential support facility	P
Rooming house	P
School, elementary or secondary	P
Service station/convenience store (See also Article 6 of this appendix)	S
Shelter	S
Solid waste management facility	—
Supply yard	—
Temporary portable building: Construction-related (See also Article 6 of this appendix)	A
Temporary portable building: Not construction-related	S
Tourist home	P
Veterinary hospital or clinic	P, A
Vocational school	P, A
Water and wastewater treatment plant	—

"P" In DA-1, OI-3, OI-4, and MH: Permitted as a principal use;

Section 3. This Ordinance shall be effective upon enactment.

This the ___ day of ___, 2015.

Attachment 3: Draft Ordinance B – Zoning Atlas Amendment

Prepared by: Office of Planning and Sustainability, Town of Chapel Hill

Last Revised: April 2, 2015

AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS FOR A PORTION OF THE OBEY CREEK DEVELOPMENT (ORANGE COUNTY PARCEL IDENTIFIER NUMBERS 9787-13-0667, 9787-14-4852, 9787-24-1209, and 9787-14-1770) (2015-__-__/O-)

WHEREAS, the Council of the Town of Chapel Hill has considered the application of Obey Creek Ventures, LLC to amend the Zoning Atlas to rezone the properties described below from Residential-Low Density 1 (R-LD1) AND Neighborhood Commercial (NC) to a newly created Development Agreement-1 zoning district and finds that the amendment is warranted, in order to achieve purposes of the Comprehensive Plan including the major goal of developing good places and new spaces.

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

SECTION I

That the site, including approximately 44 acres and identified as now or formerly Orange County Parcel Identifier Numbers 9787-13-0667, 9787-14-4852, and 9787-24-1209 of which are currently zoned Residential-Low Density 1 (R-LD1) and located to the west of US Highway 15-501; to the east of Wilson Creek; and to the north of Wave Road are hereby rezoned to Development Agreement-1 (DA-1). The description of the entire property is as indicated on the attached map.

SECTION II

That the site, including approximately 0.85 acres and identified as now or formerly Orange County Parcel Identifier Number 9787-14-1770 of which is currently zoned Neighborhood Commercial (NC) and located to the west of US Highway 15-501; to the east of Wilson Creek; and to the north of Wave Road is hereby rezoned to Development Agreement-1 (DA-1). The description of the entire property is as indicated on the attached map.

SECTION III

That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

This the __ day of __, 2015.

ZONING ATLAS AMENDMENT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9787130667, 9787144852 (Obey Creek Ventures)
9787241209 (Town of Chapel Hill),
9787141770 (Mueller Partnership) Date: March 3, 2015

Section A: Project Information

Project Name: Obey Creek
Property Address: Hwy. 15/501 Chapel Hill, NC Zip Code: 27517
Use Groups (A, B, and/or C): A, B, C Existing Zoning District: R-LD 1 & NC
Project Description: Mixed-Use Development under consideration for a Development Agreement
Zoning District DA-1 requested

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

Applicant Information (to whom correspondence will be mailed)

Name: Ben Perry c/o East West Partners Management Co., Inc.
Address: 1450 Environ Way NC
City: Chapel Hill State: NC Zip Code: 27517
Phone: 919-929-0660 Email: bperry@ewp-nc.com

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

Signature:  Date: 3/2/15

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Obey Creek Ventures, LLC
Address: 1 Olympic Place, Suite 1210
City: Towson State: MD Zip Code: 21204
Phone: 410-427-6700 Email: cwattles@cavesvalleypartners.com

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

Signature:  Date: 3/2/15

9787130667 (Obey Creek Ventures)
9787144852 (Obey Creek Ventures)
9787241209 (Town of Chapel Hill)



**ZONING ATLAS AMENDMENT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

X	Application fee (refer to fee schedule)	Amount Paid \$	3,719.00
X	Pre-Application Meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	110.11
X	Written Narrative describing the proposal		143 ENTRIES X \$0.77
X	Statement of Justification		
X	Digital photos of site and surrounding properties		
X	Legal description of property to be rezoned		
n/a	Phasing Plan (if applicable) indicating phasing boundaries and phasing notes		
x	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (10 copies to be submitted no larger than 24"x36")

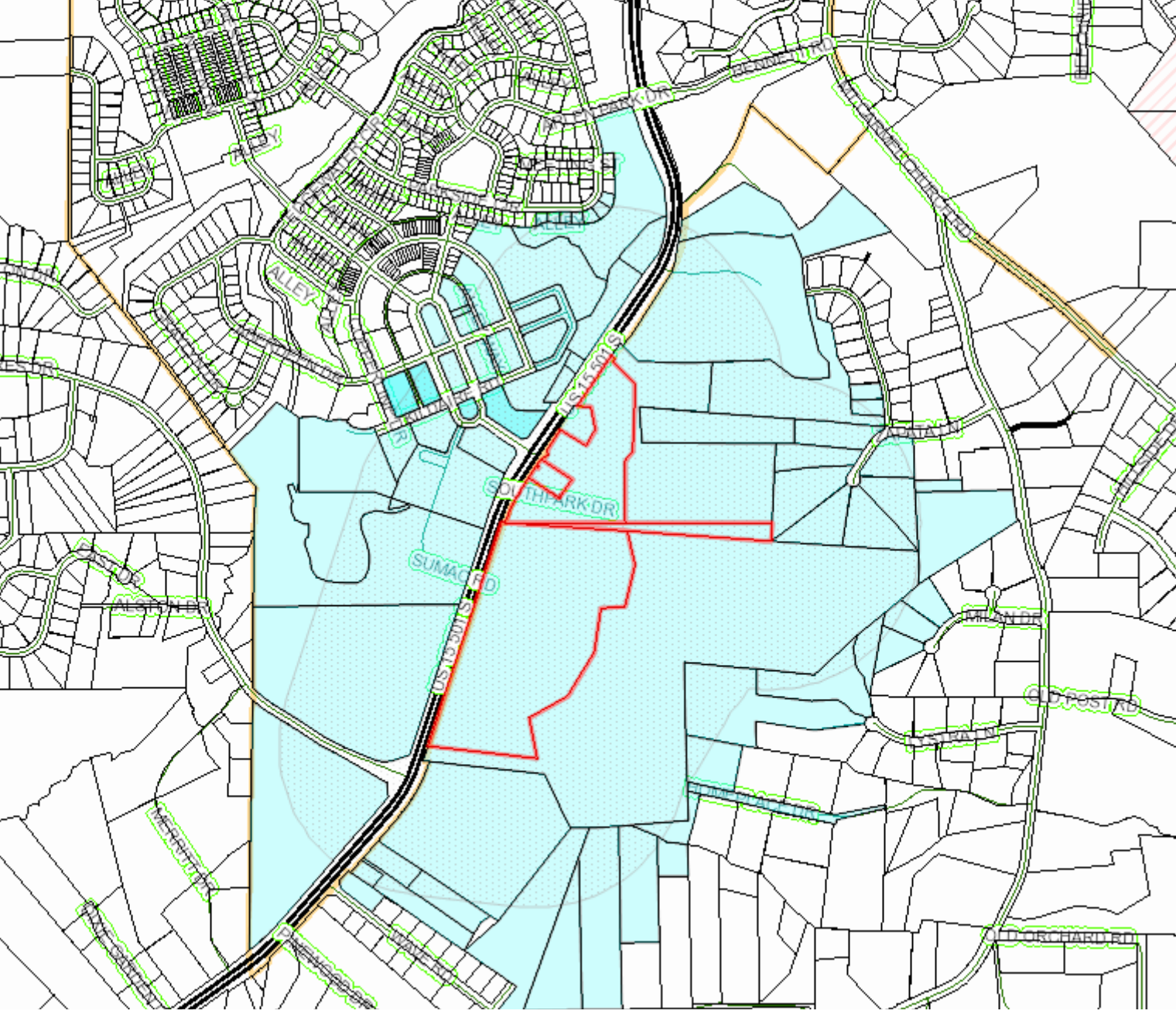
Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- 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

9787130667 (Obey Creek Ventures)
9787144852 (Obey Creek Ventures)
9787241209 (Town of Chapel Hill)
Parcel Identifier Number (PIN): 9787141770 (Mueller Partnership)



Valley

Highways

South Park Dr

Sumac Dr

Sumac St

Orchard Rd

Orchard Rd

Obey Creek

Zoning Text Amendment

March 11, 2015



Vicinity Map

DEVELOPER & APPLICANT:
East West Partners Mangement Co. Inc.
 1450 Environ Way
 Chapel Hill, NC 27517
 Contact: Ben Perry
 (919) 929-0660
 bperry@ewp-nc.com


Sheet Index
 Z-0.0 Cover Sheet
 Z-1.0 Area Map
 Z-2.0 Photos of Surrounding Properties
 Z-3.0 Zoning Exhibit

Developer:

east west partners
 1450 Environ Way
 Chapel Hill, NC 27517

Obey Creek
 Chapel Hill, North Carolina

Engineering and Stormwater Consultant:


 P.O. Box 14005
 Research Triangle Park
 NC 27709
 2905 Meridian Parkway
 Durham, NC 27713

MCADAMS

Z-0.0

Developer:

east west partners

1450 Environ Way
Chapel Hill, NC 27517

Obey Creek
Chapel Hill, North Carolina

Area Map

Engineering and Stormwater Consultant:

P.O. Box 14005
Research Triangle Park
NC 27709

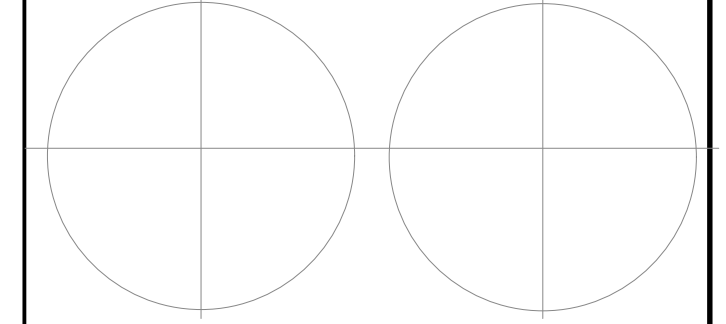
2905 Meridian Parkway
Durham, NC 27713



PHOTO KEY

Denotes Photo & Angle 11

No.	Date:	Issue Notes:



Design Firm:
Scott Murray Land Planning, Inc.
1450 Environ Way Chapel Hill, NC 27517
252-213-9501 434-689-2925 (fax)
www.stmlandplan.com
smurray@stmlandplan.com

CAD File:

Scale:
AS SHOWN

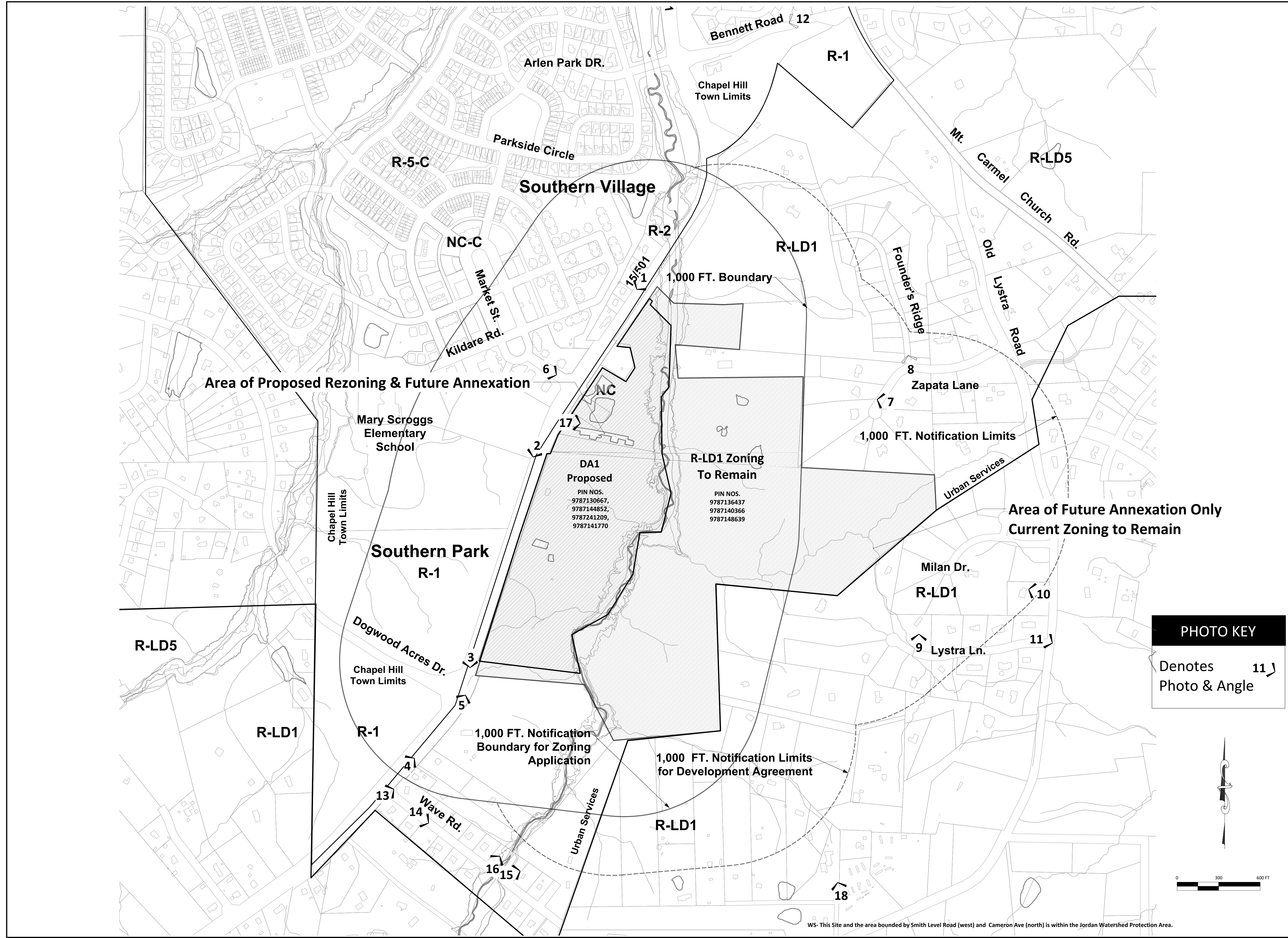
Date:

Drawn By:
STM

Drawing No.:
na

Z-1.0

of



WS- This Site and the area bounded by Smith Level Road (west) and Cameron Ave (north) is within the Jordan Watershed Protection Area.



1 - Looking South on 15/501 Towards Southern Village Village Entrance



2 - Looking South Towards Dogwood Acres Dr. Intersection South Park Athletic Field on Right



9 - Home Along Lystra Lane Looking North



10 - Merrit School On Old Lystra Rd. Looking West



18 - White Rock Church Off Old Lystra Rd.



16 - Wilson Creek Looking North From Wave Rd.



3 - Looking South Through Dogwood Acres Dr. Intersection Jaynes Property on Left



4 - Looking North Through Dogwood Acres Dr. Intersection



11 - Old Sparrow Farm On Old Lystra Rd.



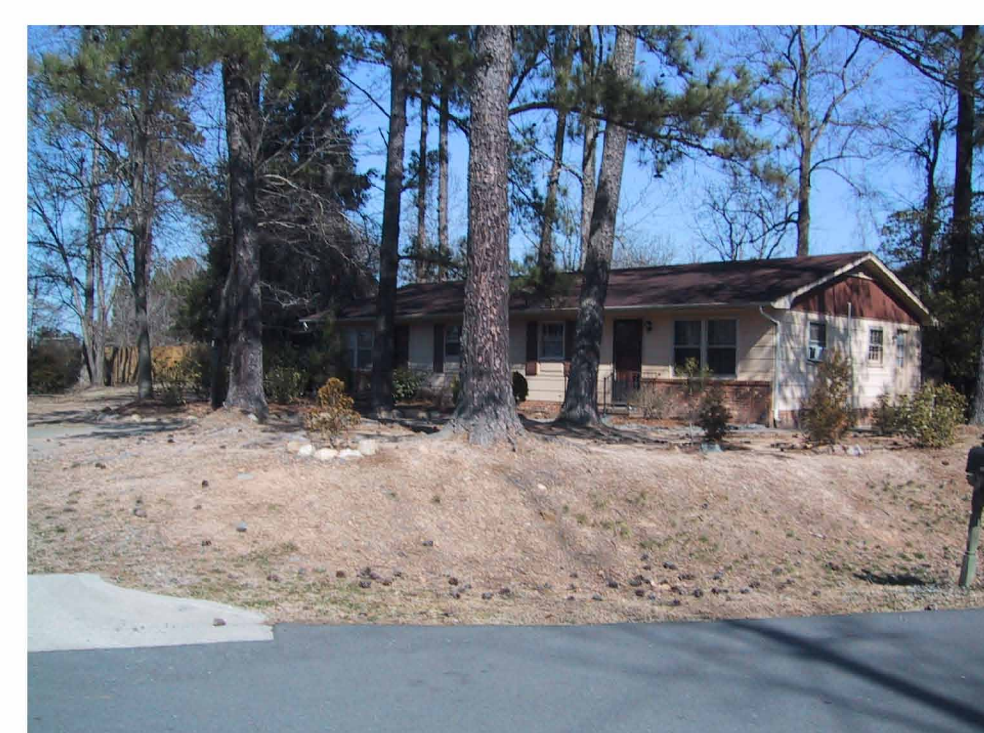
12 - Looking West Along Bennett Rd. Towards Southern Village North Entrance



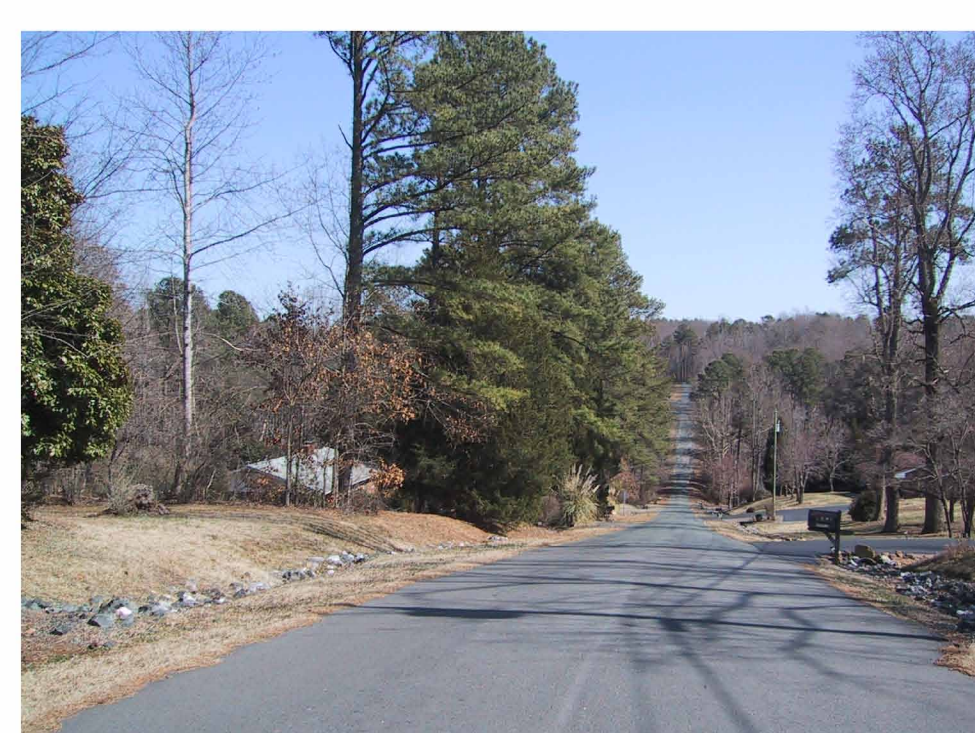
5 - Looking North Through Dogwood Acres Dr. Intersection - South Park Athletic Field On Left



6 - Looking East Through 15/501 From Southern Village Village Entrance



13 - Home At Intersection of 15/501 and Wave Rd.



14 - Looking East Down Wave Rd.



7 - Homes Along Zapata Lane Looking West



8 - Homes Along Founders Ridge Looking North



15 - Wilson Creek from Existing Crossing



17 - Home Across From Intersection Of Southern Village Village Entrance Looking West

Developer:

east west partners

1450 Environ Way
Chapel Hill, NC 27517

Obey Creek
Chapel Hill, North Carolina

Photos of Surrounding Property

Engineering and Stormwater Consultant:

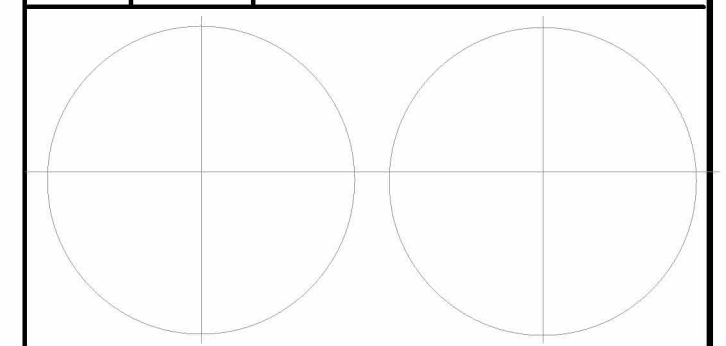
P.O. Box 14005
Research Triangle Park
NC 27709

2905 Meridian Parkway
Durham, NC 27713



McADAMS

No.	Date:	Issue Notes:



Design Firm:
Scott Murray Land Planning, Inc.
1450 Environ Way Chapel Hill, NC 27517
252-213-9501 434-689-2925 (fax)
www.stmlandplan.com
smurray@stmlandplan.com

CAD File:

Scale: AS SHOWN	Z-2.0
Date:	
Drawn By: STM	
Drawing No.: na	
of	

ZONING MAP CHANGE
NOT FOR
CONVEYANCES OR SALES

AREA OF
ZONING MAP CHANGE
42.44 ACRES

THE JOHN R. McADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0298
(800) 733-5646 • McAdamsCo.com

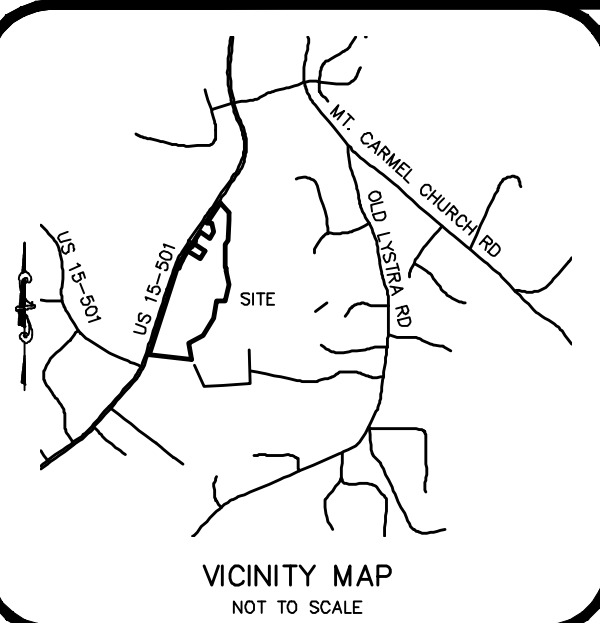


REVISIONS:

OBEY CREEK
ZONING EXHIBIT
CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA
ZONING EXHIBIT

PROJECT NO. EWP13040
FILENAME: EWP13040-F3
SURVEYED BY: RTF
DRAWN BY: KMM
SCALE: 1"=200'
DATE: 2015-03-03

Z-3.0
McADAMS



I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:42,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

_____ DAY OF _____ A.D. 20____

RONALD T. FREDERICK PLS L-4720

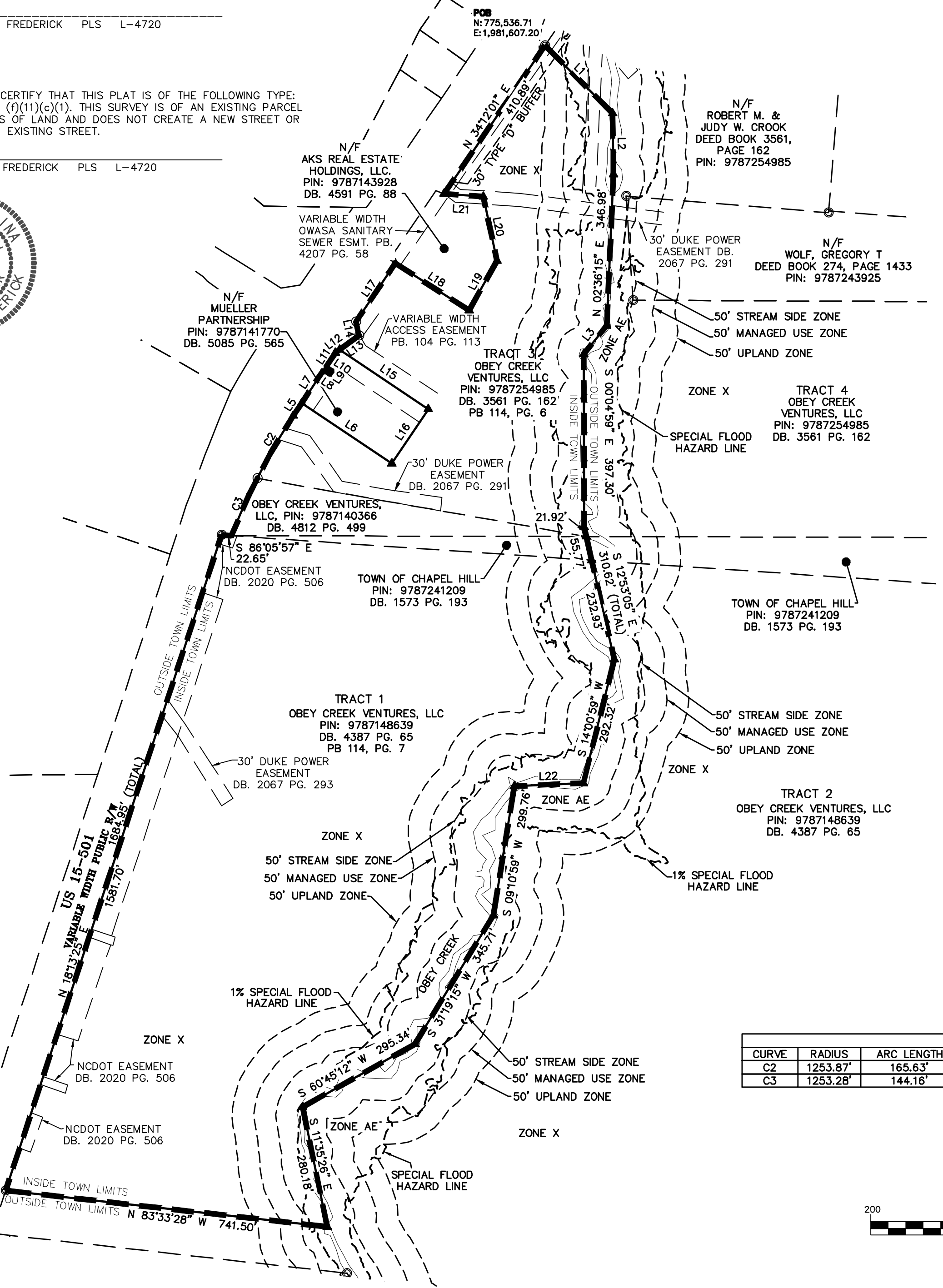
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

RONALD T. FREDERICK PLS L-4720



LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- ▲ EXISTING NAIL
- ▲ IRON PIPE SET
- CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- XXXXX ADDRESS
- ZONING LINE

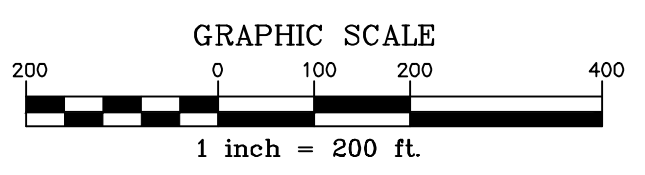


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°56'37" E	220.00'
L2	S 00°49'22" E	139.63'
L3	S 38°45'27" W	83.38'
L5	N 33°41'49" E	35.05'
L6	S 56°08'42" E	248.37'
L7	N 33°20'07" E	89.56'
L8	S 56°39'53" E	16.40'
L9	N 33°20'37" E	9.84'
L10	N 56°39'53" W	15.48'
L11	N 33°20'07" E	39.37'
L12	N 53°33'37" E	11.86'
L13	N 53°53'33" E	54.77'
L14	N 11°13'12" W	32.43'
L15	S 56°08'41" E	244.71'
L16	S 33°51'18" W	149.94'
L17	N 33°45'23" E	161.13'
L18	S 57°32'03" E	200.97'
L19	N 29°19'27" E	130.53'
L20	N 12°09'52" W	150.15'
L21	N 85°44'29" W	90.04'
L22	S 87°25'42" W	158.42'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C2	1253.87'	165.63'	N 29°55'09" E	165.51'	7°34'06"	82.94'
C3	1253.28'	144.16'	N 24°15'57" E	144.08'	6°35'25"	72.16'



X:\Projects\EWP-13040 Obey Creek\Survey\Plats\EWP13040-F3 Zoning.dwg, 3/11/2015 7:08:20 AM, Martin, Katie

TOWN ZONING LIMITS

Beginning at an iron pipe on the eastern right of way of US 15-501, having NC Grid coordinates **N:775,536.71, E:1,981,607.20**, the **Point of Beginning**; thence leaving said right of way South 44°56'37" East a distance of 220.00 feet to a point; thence South 00°49'22" East a distance of 139.63 feet to a point; thence South 02°36'15" West a distance of 346.98 feet to a point; thence South 38°45'27" West a distance of 83.38 feet to a point; thence South 00°04'59" East a distance of 397.30 feet to a point; thence South 12°53'05" East a distance of 310.62 feet to a point; thence South 14°00'59" West a distance of 292.32 feet to a point thence South 87°25'42" West a distance of 158.42 feet to a point; thence South 09°10'59" West a distance of 299.76 feet to a point; thence South 31°19'15" West a distance of 345.71 feet to a point; thence South 60°45'12" West a distance of 295.34 feet to a point; thence South 11°35'26" East a distance of 280.18 feet to a point; thence North 83°33'28" West a distance of 741.50 feet to an iron pipe on the right of way of US 15-501; thence with said right of way North 18°13'25" East a distance of 1581.78 feet to an iron pipe; thence South 86°05'57" East a distance of 22.65 feet to a right of way monument; thence with a curve to the right a radius of 1253.28 feet, an arc length of 144.16 feet, a chord bearing of North 24°15'57" East, and a distance of 144.08 feet to an iron pipe; thence with a curve to the right a radius of 1253.87 feet, an arc length of 165.63 feet, a chord bearing of North 29°55'09" East, and a distance of 165.51 feet to a point; thence North 33°41'49" East a distance of 35.05 feet to a point; thence North 33°20'07" East a distance of 89.56 feet to a monument; thence leaving said right of way South 56°39'53" East a distance of 16.40 feet to a monument; thence North 33°20'37" East a distance of 9.84 feet to a right of way monument; thence North 56°39'53" West a distance of 15.48 feet to a monument on the right of way of US 15-501; thence with said right of way North 33°20'07" East a distance of 39.37 feet to a point; thence North 53°33'37" East a distance of 11.86 feet to a point; thence North 53°53'33" East a distance of 54.77 feet to an iron pipe; thence North 11°13'12" West a distance of 32.43 feet to an iron pipe; thence North 33°45'23" East a distance of 161.13 feet to a point; thence leaving said right of way South 57°32'03" East a distance of 200.97 feet to a point; thence North 29°19'27" East a distance of 130.53 feet to a point; thence North 12°09'52" West a distance of 150.15 feet to a point; thence North 85°44'29" West a distance of 90.04 feet to a point on the right of way of US 15-501; thence with said right of way North 34°12'01" East a distance of 410.89 feet to the **Point of Beginning**, containing 42.44 acres.



Obey Creek

Chapel Hill, North Carolina

Statement of Justification

Zoning Amendment

March 4, 2015

east west partners

“The objective of the DA-1 district is to allow for orderly and sustainable growth and major new development while mitigating impacts to nearby neighborhoods, the community, and the environment.”...

...“Applicants proposing that property be zoned DA-1 must submit a long-range development plan and supporting analysis at the time of petition for rezoning to this district.”

(Town of Chapel Hill Land Use Management Ordinance – Proposed DA-1 District)

The Town’s Land Use Management Ordinance identifies three possible justifications for amending the Town’s Zoning Atlas: a) to correct a manifest error, or b) because of changed or changing conditions in a particular area or in the jurisdiction generally, or c) to achieve the purposes of the comprehensive plan. zoning. We believe that the requested change in zoning for this property to the proposed Development Agreement-1 (DA-1) is justified and necessary to “achieve the purposes of the comprehensive plan”. We offer the following in support of the Goals of the 2020 Comprehensive Plan and the General and Area-Specific Principles that are articulated in the Comprehensive Plan specifically for the South 15-501 Focus Area (in which this property is located). A Long Range Development Plan and Design Guidelines specific to Obey Creek accompany this application for a Zoning Atlas Amendment.

ACHIEVING THE PURPOSES OF THE 2020 COMPREHENSIVE PLAN

CHAPEL HILL 2020 COMPREHENSIVE PLAN

The Chapel Hill 2020 Comprehensive Plan articulates in Chapter 3: Themes and Goals, four themes and accompanying goals that are important to the community. The proposed rezoning of this property to Development Agreement-1, which will allow execution and implementation of a Development Agreement as proposed in the accompanying Long Range Development Plan and Design Guidelines for the proposed Obey Creek development, will promote achievement of these Comprehensive Plan purposes as described below.



A Place for everyone:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (Goal PFE.1)
- A creative place to live, work, and play because of Chapel Hill’s arts and culture (PFE.2)
- A range of housing options for current and future residents (PFE.3)
- A welcoming and friendly community that provides all people with access to opportunities (Goal PFE.4)
- A community of high civic engagement and participation (PFE.5)

Obey Creek will enhance the quality of life for all Chapel Hill residents by providing shopping, dining, and living choices in a mixed use, urban environment that respects the natural environment while providing vital support to the Town’s economic sustainability. Designed to be compact in form, Obey Creek will reinforce this important “gateway” into Town by presenting a streetscape

of lively exterior spaces and streetscapes surrounded by exemplary urban architecture. Strong linkages to Southern Village and the Town's Park & Ride Lot will create a connectivity and synergy that fosters a high level of community activity and civic engagement within Southern Chapel Hill. Creative workplaces, unique and exciting indoor/outdoor living and shopping areas and acres of natural forest preserve define the Village of Obey Creek. The Obey Creek Design Guidelines provide Land Use and Planning Principals that insure the high level of planning, design and execution that is essential for lasting urban places and spaces.



Community Prosperity and Engagement:

- Balance and sustain finances by increasing revenues and decreasing expenses (Goal CPE.1)
- Foster support of local businesses (Goal CPE.2)
- Promote a safe, vibrant, and connected (physical and person) community (Goal CPE.3)

Obey Creek fulfills an opportunity to provide much needed amenities for the south side of town and complement the existing land uses in and around Southern Village. Critical linkages to Southern Village via the Greenway Gateway Bridge, connect through the Town's Park & Ride lot and its potential future mixed-use redevelopment. The resulting critical mass will serve to create a commercial destination that captures retail outflow to Chatham County while at the same time enhancing the prosperity of the existing businesses of Southern Village. The compact urban form of Obey Creek maximizes the efficiencies and limits the usage of Town services and will spark an atmosphere of community engagement by infusing shopping, work and living spaces with important public/civic spaces.



Getting Around:

- 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 other public transportation options (Goal GA.1)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal GA.2)
- Connect to a comprehensive regional transportation system (GA.3)
- Make an adaptable transportation system to support both dense and suburban development (GA.4)
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers (Goal GA.5)
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (GA.6)

- Incorporate street planning into zoning code (GA.7)
- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (Goal GA.8)

Obey Creek is the logical next step for development within the 15-501 urban services corridor. It will incorporate a myriad of smart growth strategies including increased cycling infrastructure, increased transit use, greater walkability, more housing options for market rate and senior living, sustainable site planning and natural resource management, engaging human scaled architecture, and street oriented large and small retail shops. Critical linkages to the Fan Branch Greenway are integral components in the plans for Obey Creek as are pedestrian ways along active sidewalk spaces and over 8,000 lf of natural surface trails. The compact nature of Obey Creek supports the use of the existing CHT and TTA mass transit systems, providing convenient access to regional destinations for area residents. This compactness and diversity of services will effectively reduce the need for outside trips further mitigating the impact that this growth will have on the region's transportation system. Over 80 acres of the 125 acre Obey Creek parcel will be preserved as conservation land and a potential site for a future school.



Good Places, New spaces:

- Low density, green Rural Buffers that exclude urban development and minimize sprawl (GPNS.1)
- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity (GPNS.2)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (GPNS.3)
- A joint Town/University development strategy that aligns initiatives for transportation, housing, environmental protection, and entrepreneurial programs (GPNS.4)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (GPNS.5)
- A community that welcomes and supports change and creativity (Goal GPNS.6)
- 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 (Goal GPNS.8)

Diversity, Vibrancy and Sustainability will define Obey Creek. Active tree-lined retail streets form the core district where Highland Park will provide a high-energy urban focus to this southern gateway to Town. Highland Park's accessibility to all persons defines its character and solidifies its importance as the heart of the Southern Chapel Hill community. Obey Creek is located in close proximity to the expanding UNC hospital campus and as such becomes a southern hub to the Town's bus lines, bikeways and greenways. A network of alternative transportation options coupled with new shopping, work and living opportunities is what will insure that Obey Creek fulfills the vision of the Town's Good Places, New Spaces goal.



Nurturing Our Community:

- 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);
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (NOC.8)
- Become a model for North Carolina and beyond in wisely and justly reducing waste in a way that minimizes local environmental impact without imposing upon the environmental and social rights of others (NOC.1)
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. These spaces could include, among other things, Significant Natural Heritage Areas (SNHA) lands adjacent to and connecting various properties such as riparian lands, etc. (NOC.3)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (NOC.4)
- Adopt an integrated development review process that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals (NOC.5)
- Support local food producers and access to local foods by encouraging community and backyard gardens, farmers' markets, and community-supported agriculture without encroaching on working farms within or adjacent to the Chapel Hill planning district (NOC.6)
- 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)

The Design Guidelines and Standards set forth in the Development Agreement for Obey Creek establish new standards for the protection of the ecological resources of the site. Standards that insure natural resource protection occur in multiple forms. Specific design standards established to protect against stormwater runoff, noise and light pollution and to enhance water quality are achieved through state-of-the-art technical design and engineering practices included in the Design Guidelines and Development Agreement. These standards meet or exceed all current Town of Chapel Hill and Jordan Lake Buffer standards.

Other means to protect the ecology and neighboring properties against the impacts of development and to nurture our community are achieved through planning principals integrated into the design for Obey Creek.

The modified grid of bikeways and walkable streets are interconnected with the bikeway systems identified in the Towns Greenways Master Plan enhancing the ease of access and fostering their use.

The proposed Wilson Creek Preserve will dedicate over 80 acres of the 125 acre site as open space with a portion potentially being reserved for a future school site. A hands-off approach to

protecting the Wilson Creek Preserve will forever protect this important stand of mature hardwoods, streams and habitat. Restoration of the former strip mining area will stabilize eroding slopes and provide a means to balance earthwork on-site reducing the need for over-the-road transport of materials. This large natural public park area will combine with Highland Park, Wilson Creek Park and smaller pocket parks within Obey Creek to provide a diverse system of open space for the Town's residents.

Providing a sufficient density of diverse land uses into this compact form insures both a level of walkability and vibrancy that cannot be achieved with more modest land use densities. This compactness adds viability to a network of alternative, clean transportation options that are both accessible and convenient helping to reduce noise and air pollution and to minimize the community's total carbon footprint.

On-site community garden(s), recycling programs and activities that focus on health, fitness and group participation will serve to foster a sense of civic pride and responsibility for Obey Creek residents.



Town and Gown Collaboration:

- Take full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital that the University and Town create (TGC.1)
- Improve and expand access to the arts, culture, and intellectual pursuits for both the University and the Town (TGC.2)
- The University and Town will collaborate to improve downtown parking options that support business, cultural, and academic purposes (TGC.3)
- Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and housing for Town, University, and the Health Care System employees that encourages them to reside in the community (TGC.4)
- 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)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (TGC.6)

Obey Creek's location in close proximity to the UNC Campus and Hospital make it uniquely situated to provide work place and housing options. Obey Creek will explore these opportunities and work to fulfill needs that help to support these goals.

ACHIEVING THE VISION OF THE FUTURE LAND USE PLAN

The Chapel Hill Comprehensive Plan also includes a future Land Use Plan that sets goals for future land use, and identifies six Focus Areas for detailed policy articulation. One of those six identified areas is a South 15-501 Focus Area, which includes this property proposed for rezoning. The Plan lists General and Area-Specific Principles for consideration as land use changes are proposed. The Plan calls for urban-type mixed-use development on the exact property being proposed here for rezoning to a district that would allow such development. The Plan also calls for maintenance of the urban-rural boundary that has been in place in this area for 25 years, designations with which this proposed rezoning aligns. Following are the principles in the Plan, and comments about how this proposed rezoning is consistent with each one.

General Principles

1. Preserve and enhance natural resources (make public) including water quality and stormwater.

This rezoning, and execution of a Development Agreement which the rezoning would enable, offer the opportunity to preserve a large natural area in a permanent conservation and open it for public use. By concentrating development on a small portion of a much larger property, impervious surfaces can be minimized and there will be opportunity to incorporate innovative stormwater strategies and green building practices.

2. Recognize and honor the spirit of the Southern Small Area Plan from early 1990s.

The Southern Small Area Plan calls for strict adherence to a land use pattern determined by the Urban Services Boundary that was negotiated between Chapel Hill, Carrboro, and Orange County. That boundary will remain intact with this rezoning. The 1990's Small Area Plan had a goal to minimize and/or avoid a sprawling, low-density single-family residential pattern that was appearing imminent, and instead achieve compact development in mixed-use patterns, along with preservation of large tracts of undisturbed open space. This rezoning will serve to promote land use patterns that are consistent with and support the Urban Services Boundary concept, that promote compact, mixed-use development, while preserving large tracts of open space in perpetuity.

3. Ensure that there is significant community process and community benefit in all future development plans.

Regarding Process: Consideration of a possible Development Agreement and rezoning of this property has been accompanied by multiple opportunities for public engagement and a thorough review of development concepts by the Town and a citizen's "Compass Committee" over a period spanning multiple years.

Regarding Benefits: Community benefits associated with this proposed rezoning include: i) increased commercial tax base, ii) increase in affordable housing, iii) large preservation of open space, iv) additional retail services, and v) multiple public gathering spaces, among others.

4. Minimize traffic impact on neighborhoods surrounding the study area.

The Town of Chapel Hill commissioned preparation of a full traffic impact analysis on development concepts for this property. This analysis helps to determine appropriate traffic mitigations and improvements that can be included in development plans for the property proposed here for rezoning.

5. Minimize the impact of development on schools.

The proposed rezoning will allow a compact development pattern with emphasis on multi-family and age restricted housing, which will generate far fewer school-age children than an alternate emphasis on single-family home construction.

6. Plan collaboratively for the 15-501 corridor with Orange County and Chatham County (including transit planning).

Rezoning of the property as proposed will allow compact development that is conducive to service by public transportation, in a manner that provides opportunity for future transit options in conjunction with Orange and Chatham Counties.

7. Improve connectivity of bike/pedestrian among neighborhoods, schools, community facilities, and parks.

Rezoning of the property as proposed will enhance opportunities for bicycle and pedestrian facilities, with an emphasis on connectivity. The on-site greenways will help to connect an incomplete bike and pedestrian network and a bike and pedestrian bridge over 15-501 will provide safe and convenient access to the Southern Area Park, Mary Scroggs Elementary and Southern Village to those living and working on the east side of 15-501.

8. Plan for increased use of transit.

Rezoning of the property as proposed will allow compact development that is conducive to service by public transportation and is intended to provide an additional north-bound bus stop along the property frontage.

9. Preserve and enhance the “Green Gateway”

Rezoning of the property as proposed will allow compact development accompanied by rows of shade trees and other landscaping between the highway and development.

10. Respond to demonstrated needs of the greater Chapel Hill community.

Rezoning of the property as proposed will promote goals in the Town’s Retail Market Analysis, Office Market Analysis, Affordable Housing Strategy, Transit Master Plan and Greenways Master Plan.

Area-Specific Principles

1) Meet community needs with new development (mixed use) focused on commercial rather than residential.

Rezoning of the property as proposed will allow a commercial driven project that appropriately mixes uses and offers a variety of residential housing options (for sale and for rent) to complement the commercial uses and surrounding neighborhoods.

2) Promote architectural diversity and quality with design guidelines.

Rezoning of the property as proposed offers the opportunity to design an architecturally diverse project that responds to design guidelines in the 2020 Comprehensive Plan.

3) Emulate design principles of market area of Southern Village, including building height restrictions.

Rezoning of the property as proposed will allow compact development that is conducive to a village-style Main Street through the middle of the property with ground-floor retail and office and residential uses above, as is the case in Southern Village. The design guidelines prescribe building height maximums for different areas of the project.

4) Promote greenways, particularly along and near creeks.

Rezoning of the property as proposed will allow completion of a large portion of the Greenways Master Plan by creating paths along Wilson Creek, along with significant walking and biking trails through the dedicated open space of the larger property.

5) Utilize clustered, compact development to maximize open space preservation.

Rezoning of the property as proposed will allow placing extensive adjacent areas into permanent conservation.

6) Provide corridor buffer along 15-501, allowing for visibility and access to retail or commercial development.

Rezoning of the property as proposed will allow village-style commercial buildings along 15-501 and multiple view corridors and entries into the property where additional commercial uses can be located.

7) Encourage clustered retail development including any new development toward the county line.

Rezoning of the property as proposed will allow compact development that is clustered around a Main Street-type of development pattern.

8) Maximize permanent preservation of open space.

Rezoning of the property as proposed will allow compact development accompanied by permanent preservation of adjacent open space.

We believe that a clear conclusion emerges that this proposed rezoning is consistent with and will help to achieve the purposes of the Chapel Hill 2020 Comprehensive Plan.



Obey Creek

Chapel Hill, North Carolina

Developer's Program/Written Narrative

Zoning Amendment

March 4, 2015

east west partners

-
- ❖ Obey Creek will connect communities along the southern gateway to Chapel Hill and will enhance prosperity among local area businesses.
 - ❖ Obey Creek will create an active, dynamic public realm that will be welcoming to all.
 - ❖ Obey Creek will have a long term beneficial impact on the Town's tax base through increased commercial taxes, sales taxes, compact residential development patterns, and contributions to public open space and amenities.
 - ❖ Obey Creek will create a synergistic mix of uses to include retail stores, restaurants, a grocery store, market rate residential dwelling units, independent living senior residences, affordable housing options, hotel, commercial office buildings, and parks and open spaces.
 - ❖ Obey Creek will achieve significant reductions in energy consumption, carbon footprint, water consumption, and automobile trips compared to accepted baseline standards.
 - ❖ Obey Creek will create buildings and open spaces that engage pedestrians and occupants with exemplary contemporary design that is human scaled, richly textured, and specific to its place.

The driving principle behind the vision for Obey Creek is 'long term sustainability'. Long term sustainability is the balance of economic, social, environmental and cultural concerns in a manner that enables uses to adapt over time to meet changing demands. The principle systems that provide for a sustainable and resilient community revolve around a robust retail shopping environment, interconnected pedestrian and multi-modal vehicular circulation patterns, storm water management systems, energy management systems, civic spaces and parks, and open space areas.

The long-range development plan for Obey Creek illustrates a proposed interconnected pattern for development. Of key importance is the interconnectivity within an urban streetscape along with connections to adjacent Southern Village, Southern Park, and the Town Park and Ride Lot. This pattern of clustered uses enables the preservation of a significant natural area that helps to balance urban lifestyle. The development proposed focuses on a vibrant main street of commercial, hotel, civic and entertainment uses. Supportive workplace offices and residential uses are proposed to be located predominately above the commercial main street. Small pocket parks located strategically throughout the community will supplement the 82 acre Wilson Creek Preserve. Obey Creek is designed to meet community needs through a mix of commercial and residential uses. Emphasis on commercial uses will serve to increase the Town's commercial tax base while minimizing the impact on surrounding schools.

In order to balance the community needs and desires and to ensure a successful development and long-term economic sustainability, the ranges of minimum and maximum floor areas for each use category as described below are proposed for the development.

Uses and Floor Area Ranges					
	Total Floor Area	Residential	Commercial/ Retail	Office	Hotel
Minimum	640,000 sq. ft.	250 units 290,000- 330,000 sq. ft.	200,000 sq. ft.	150,000 sq. ft.	N/A
Maximum	East West Partners has agreed to not exceed 1.6 million sq. ft.	800 units Sq. ft. not specified	475,000 sq. ft.	600,000 sq. ft.	400 rooms and ancillary space

The Development Agreement and Long-Range Development Plan include specifics related to development intensities, mitigation of impacts, energy standards and engineering technical standards. Design Guidelines also are included that articulate the approach to massing, building typologies, materials and architectural design. Combined these documents provide a framework for Town approval of all development activities and ensure that the buildings, streetscapes, and open spaces of Obey Creek fulfill the vision and expectations of Chapel Hill.

End

PIN	PINSTATUS	OWNER_TYPE	IOFLAG	OWNER1_LAST
9787053344.020	ACTIVE	null		RODRIGUEZ
9787053344.021	ACTIVE	null		BAIN
9787053344.022	ACTIVE	null		GOTHAM
9787053344.013	ACTIVE	null		CASTILLO
9787053344.018	ACTIVE	null		SAWITZ PROPERTIES LLC
9787053344.007	ACTIVE	null		DUCK
9787053344.008	ACTIVE	null		BEVAN
9787053344.009	ACTIVE	null		NOBLES
9787053344.002	ACTIVE	null		TBV
9787053344.003	ACTIVE	null		TBV
9787053344.004	ACTIVE	null		BEISSER
9787053344.005	ACTIVE	null		PEREZ
9787052207.003	ACTIVE	null		HAWORTH
9787052207.004	ACTIVE	null	YES	WAGNER
9787052207.005	ACTIVE	null		PEACOCK
9787052207.006	ACTIVE	null		CALIKOGLU
9787052207.035	ACTIVE	null		BURNS
9787052207.036	ACTIVE	null		BACHMAN
9787052207.025	ACTIVE	null		HAMAGUCHI
9787052207.026	ACTIVE	null		WOODIN
9787052207.019	ACTIVE	null		WAHEED FAMILY LTD PARTNERSHIP
9787052207.020	ACTIVE	null		DELGADILLO
9787052207.021	ACTIVE	null		PALMER
9787052207.022	ACTIVE	null	YES	POWELL
9787052207.023	ACTIVE	null		RUEF
9787053344.019	ACTIVE	null		REZVANI
9787053344.014	ACTIVE	null		ROWLEY
9787053344.015	ACTIVE	null		SAWITZ PROPERTIES LLC
9787053344.016	ACTIVE	null		MCCLAIN
9787053344.017	ACTIVE	null		MISTRETTA
9787053344.010	ACTIVE	null		SOLEO
9787052207.016	ACTIVE	null	YES	MCALLISTER
9787052207.017	ACTIVE	null		MONTGOMERY
9787052207.018	ACTIVE	null		SKINNER
9787052207.007	ACTIVE	null	YES	LAU
9787052207.012	ACTIVE	null		HARRISS
9787044829.001	ACTIVE	null		HERITAGE II
9787053344.011	ACTIVE	null		MIXON
9787053344.012	ACTIVE	null		STOKES
9787053344.001	ACTIVE	null		TBV
9787053344.006	ACTIVE	null		RUSSELL

9787052207.001	ACTIVE	null		PHILLIP G NORTON MANAGEMENT TRUST
9787052207.002	ACTIVE	null		BRYANT
9787052207.031	ACTIVE	null		TEPLIN
9787052207.032	ACTIVE	null		JOHNSTON
9787052207.033	ACTIVE	null		WIENER
9787052207.034	ACTIVE	null		KAHN
9787052207.027	ACTIVE	null		NEVIUS
9787052207.028	ACTIVE	null		ELLIS
9787052207.029	ACTIVE	null		TEIGLAND
9787052207.030	ACTIVE	null		PAYDARFAR
9787052207.024	ACTIVE	null		DEBECK
9787052207.013	ACTIVE	null		REZVANI
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9787052207.015	ACTIVE	null		PANDARINATH
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9787052207.010	ACTIVE	null		ELDER
9787052207.011	ACTIVE	null		CHAO
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9787047000.002	ACTIVE	null		BUNCH
9787047000.003	ACTIVE	null		ATLAS DEVELOPMENT COMPANY
9787047000.001	ACTIVE	null	YES	WHISNANT
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9787163318.000	ACTIVE	null	YES	AHALT
9787162338.000	ACTIVE	null	YES	FALDOWSKI
9787161369.000	ACTIVE	null		LARSEN
9787164474.000	ACTIVE	null		ALLEN
9787264510.000	ACTIVE	null		CROOK
9787160389.000	ACTIVE	null	YES	BANSAL
9787333397.000	ACTIVE	null		GEISSINGER
9787168210.000	ACTIVE	null		MAGER

9787165510.000	ACTIVE	null		PICKENS
9787059287.000	ACTIVE	null		SOUTHERN VILLAGE
9787166860.000	ACTIVE	null		SOUTHERN VILLAGE MASTER ASSOC
9787055943.000	ACTIVE	null		S V CENTER
9787056725.000	ACTIVE	null		S V CENTER
9787220114.000	ACTIVE	null		ELINOFF
9787012876.000	ACTIVE	null		VERKERK
9787258255.000	ACTIVE	null		CHANCELLORS VIEW HOMEOWNERS
9787053252.000	ACTIVE	null		S V CENTER
9787055432.000	ACTIVE	null		S V CENTER
9787344763.000	ACTIVE	null	YES	VAN
9777948803.000	ACTIVE	null		ORANGE
9787046740.000	ACTIVE	null		CHRIST UNITED METHODIST CHURCH OF
9787143928.000	ACTIVE	null		AKS REAL ESTATE HOLDINGS
9787141770.000	ACTIVE	null		MUELLER PARTNERSHIP
9787344441.000	ACTIVE	null		KAKEFUDA
9787337826.000	ACTIVE	null		MASK
9787331160.000	ACTIVE	null		OWENS
9787059287.000	ACTIVE	null		SOUTHERN VILLAGE
9787155865.000	ACTIVE	null		SV HOTEL LLC
9787152463.000	ACTIVE	null		JAMES E ALLEN ALPHA RENTALS
9787043525.000	ACTIVE	null		CHRIST UNITED METHODIST CHURCH OF
9787336703.000	ACTIVE	null		MASK
9787013692.000	ACTIVE	null		GLENN
9787054714.000	ACTIVE	null		MARKET STREET ASSOCIATION
9787055893.000	ACTIVE	null		S V CENTER
9777947348.000	ACTIVE	null		CHAPEL HILL CARRBORO CITY BOARD
9787342361.000	ACTIVE	null		OVERBECK

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9787353128.000	ACTIVE	null	YES	JAVAN
9787248438.000	ACTIVE	null	YES	STRAUSS
9787161113.000	ACTIVE	null		SOUTHERN VILLAGE
9787151289.000	ACTIVE	null		JAMES E ALLEN ALPHA RENTALS
9787119734.000	ACTIVE	null	YES	ATWATER
9787111349.000	ACTIVE	null		CHU
9787045638.000	ACTIVE	null		CHAPEL HILL TOWN
9787041512.000	ACTIVE	null		CHAPEL HILL DAY
9787228267.000	ACTIVE	null		SPAUGH
9787223577.000	ACTIVE	null		GROSSMITTL LLC
9777937966.000	ACTIVE	null		CHAPEL HILL TOWN
9787341846.000	ACTIVE	null	YES	NEWALL
9787254985.000	ACTIVE	null	YES	CROOK
9787130667.000	ACTIVE	null		OBEY CREEK VENTURES LLC
9787347585.000	ACTIVE	null		WOOLMAN
9787044829.000	null	null		null
9787238844.000	ACTIVE	null		OBEY CREEK VENTURES LLC
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9787010873.000	ACTIVE	null		GRAHAM
9787016682.000	ACTIVE	null		SMITH
9787010667.000	ACTIVE	null		AH KUOI
9787353219.000	ACTIVE	null		WREDE
9787340320.000	ACTIVE	null		WILCOX
9777937092.000	ACTIVE	null		CHAPEL HILL TOWN
9787144852.000	ACTIVE	null		OBEY CREEK VENTURES LLC

9787150721.000	ACTIVE	null		SOUTHERN VILLAGE APARTMENTS LLC
9787161113.000	ACTIVE	null		SOUTHERN VILLAGE
9787047000.000	null	null		null
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9787249722.000	ACTIVE	null		PATWARDHAN
9787335544.000	ACTIVE	null		MASK
9777926176.000	ACTIVE	null		CHAPEL HILL TOWN
9787114116.000	ACTIVE	null		CRAIG
9787226838.000	ACTIVE	null		RAUCHBACH
9787349370.000	ACTIVE	null		PHILLIPS
9787028120.000	ACTIVE	null	YES	JAYNES
9787222143.000	ACTIVE	null		SPAUGH
9787244637.000	ACTIVE	null		OBEY CREEK VENTURES LLC
9787243925.000	ACTIVE	null		WOLF

OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1
ARMANDO	RODRIGUEZ	CONSTANCE W	1527 MORNING DOVE LOOP SOUTH
YVONNE W	BAIN	E EUGENE	P O BOX 53574
DANNY J			700-219 MARKET ST
DENISE			118 THARRINGTON DR
null	null	null	104 SAN MATEO PL
MARY P	null	null	700 MARKET ST #204
BONNIE SCHAEFER	null	null	82 SAXAPAHAW RUN
STACY GLENN	null	null	803 CHESWOLD CT
LLC	null	null	400 MARKET ST
LLC	null	null	400 MARKET ST
STEVE	BEISSER	LISA	603 EDGEWATER CR
JACQUELINE			700-202 MARKET ST
W LANCE	HAWORTH	LETITIA	701 COPPERLINE DR #103
JEFFREY	BRAVEBOY-WAGNER	JACQUELINE A	65 WARNER RD
SUSAN	null	null	710 N DAVIDSON
ALI S	CALIKOGLU	MUGE G	203 ORCHARD LN
SUSAN J			703-307 COPPERLINE DR
MATTHEW B	null	null	703-308 COPPERLINE DR
CARA ANN M	HAMAGUCHI	ZENIN	703-205 COPPERLINE DR
ROBERT A	WOODIN	LESLIE M	703-206 COPPERLINE DR
null	null	null	100 HELMS DR
SIEGRID	DELGADILLO	ROGELIO	701 COPPERLINE DR
LENA B			703 COPPERLINE DR UNIT 201
CAMERON W ETAL	POWELL	JENNIFER A	5825 RIDGEVIEW RD
MARTIN	RUEF	JENNIFER M	703-203 COPPERLINE DR
AMIR	REZVANI	SHALA	101 SHEFFIELD CIRCLE
BRIDGETT			6211 WRIGHTSVILLE AVE APT 133
null	null	null	104 SAN MATEO PL
ARNOLD TODD			57801 OWEN
MARK ANDREW	null	null	2024 TALKING ROCK DR
SUSAN M			700-207 MARKET ST
RUSSELL	MCALLISTER	ANN	P O BOX 4057
ROBERT	MONTGOMERY	SUSAN	7317 MILL RIDGE RD
LYNNE MICHELLE			UNIT 306
DANIEL C	K HIAT	ANTHONY L	701-203 COPPERLINE DR
THOMAS M	null	null	701 COPPERLINE DR #208
LLC			PO BOX 3342
KATHRYN E	null	null	700-208 MARKET ST
BETTY L	null	null	700 MARKET ST
LLC	null	null	400 MARKET ST
DAVID A			700 MARKET ST 203

null	null	null	1166 CHAIN BRIDGE RD
GREGORY	BRYANT	LINDA	12459 WORLD CUP LN
SARI	null	null	514 BAYBERRY DR
LAWRENCE F			703-304 COPPERLINE DR
LAURA E	null	null	703-305 COPPERLINE DR
GARY	null	null	703 COPPERLINE DR #306
ELIZABETH Q			703 COPPERLINE DR UNIT 207
HOLLIS E	ELLIS	MARY C	703 COPPERLINE DR #208
CHRIS M			700 HUNGERFORD DR
LILA Y TRUSTEE	null	null	24765 CROWN ROYALE
KARLA			100 MIRAMAR PL
AMIR	REZVANI	SHAHLA	101 SHEFFIELD CIR
AMIR	REZVANI	SHAHLA	101 SHEFFIELD CR
GUPTA	PANDARINATH	AMARA	207 BECKINGHAM LOOP
PHILIP L	BROOKS	MARTHA C	67 NEW RHODODENDRON
RACHEL F HRS	null	null	611 W MAIN ST
ELIZABETH GRACE			105 TIMBERLYNE CT
HANN HSIANG	null	null	701-207 COPPERLINE DR
JAMES H	WILHELM	CYNTHIA L	802 CEDAR FALLS RD
WILLIAM H	BUNCH	DONNA O	601 LAKE HOGAN LANE
null	null	null	PO BOX 858
THOMAS S ETAL	WHISNANT	CYNTHIA	106-C S GREENSBORO ST
WENDY K	null	null	111 PARKSIDE CIR
STANLEY	AHALT	PATRICIA	201 PARKSIDE CR
RICHARD A	HONG	GUI YOUNG	203 PARKSIDE CIR
ROBERT	LARSEN	PENNY	205 PARKSIDE CR
WILLIAM L	ALLEN	CAROL R	109 PARKSIDE CR
JUDY W	CROOK	ROBERT M	10 SOUTHWOODS DR
SIDHARTH	PATEL	SHIPRA	207 PARKSIDE CIR
LADNOR D	GEISSINGER	SHIRLEY	1105 OLD LYSTRA RD
SELA	MAGER	CARMELA	110 JASMINE CT

STANTON M	null	null	2416 DAIRYLAND RD
APARTMENTS LLC	null	null	701 GREEN VALLEY RD
INC			710 MARKET ST #21
LLC	null	null	400 MARKET ST #115
LLC	null	null	400 MARKET ST
TIMOTHY WILLIAM	ELINOFF	AMY C	900 WHITE ROCK CHURCH RD
DOROTHY	null	null	1423 HWY 15-501 SOUTH
ASSOCIATION INC	null	null	PO BOX 17042
LLC	null	null	400 MARKET ST
LLC	null	null	400 MARKET ST #115
CAPELLE LISA M	LYNCH	ROBERT C	201 ZAPATA LN
COUNTY			PO BOX 8181
CHAPEL HILL			800 MARKET ST
LLC	null	null	50101 GOVERNORS DR
null	null	null	228 KIRKWOOD DR
GENICHI	KAKEFUDA	MARY S	203 ZAPATA LANE
DEIRDRE V	MASK	ALLEN G	1123 OLD LYSTRA RD
DALE A	OWENS	CANDY	910 LYSTRA LN
APARTMENTS LLC	null	null	701 GREEN VALLEY RD
null	null	null	400 MARKET ST
LLC			706 GREENWOOD RD
CHAPEL HILL			800 MARKET ST
DEIRDRE V	MASK	ALLEN G	1123 OLD LYSTRA RD
JAMES H			1437 US 15-501 S
INC			400 MARKET ST #200
LLC	null	null	400 MARKET ST #115
OF EDUCATION			LINCOLN CTR MERRITT MILL RD
GREGORY	OVERBECK	CARLA	205 ZAPATA LANE

APARTMENTS LLC	null	null	701 GREEN VALLEY RD
APARTMENTS LLC	null	null	701 GREEN VALLEY RD
null	null	null	null
null	null	null	null
AKBAR F	JAVAN	HEIDI M	101 FOUNDERS RIDGE DR
ROBERT A	JANNELLI	MARY L	204 ZAPATA LN
APARTMENTS LLC	null	null	701 GREEN VALLEY RD
LLC			706 GREENWOOD RD
ALBERTA J ETAL	ATWATER	CARL	201 GRANITE RIDGE RD
HERBERT			3312 FRIENDSHIP RD
OF			405 MARTIN LUTHER KING JR BLVD
CARE			CENTER
BETH B TRUSTEE	null	null	100 CHASE AVE
null	null	null	900 LYSTRA LN
OF			405 MARTIN LUTHER KING JR BLVD
JOHN E	NEWALL	JENNIFER L	200 ZAPATA LANE
JUDY W	CROOK	ROBERT M	10 SOUTHWOODS DR
null	null	null	1 OLYMPIC PLACE, STE. 1210
ARON J	WOOLMAN	LISA J	105 ZAPATA LN
null	null	null	null
null	null	null	1 OLYMPIC PLACE, STE. 1210
OF			405 MARTIN LUTHER KING JR BLVD
BARBARA Y	null	null	1702 MICHAUX ROAD
ELIZABETH R	null	null	1412 US 15-501 S
BARBARA J	AH KUOI	ISIDORE	1016 WAVE RD
JOHN G			105 FOUNDERS RIDGE DR
RICHARD E	WILCOX	SANDY S	206 ZAPATA LANE
OF			MUNICIPAL BUILDING
null	null	null	1 OLYMPIC PLACE, STE. 1210

null	null	null	701 GREEN VALLEY RD
APARTMENTS LLC	null	null	701 GREEN VALLEY RD
null	null	null	null
CLYDE HRS	null	null	1634 OLD LYSTRA RD
ANIRUDDHA S	PATWARDHAN	SNEHAL A	202 ZAPATA LANE
DEIRDRE V	MASK	ALLEN G	1123 OLD LYSTRA RD
OF			MUNICIPAL BUILDING
P H JR			7503 SUNRISE RD
ANN			900 LYSTRA LANE
MARION	PHILLIPS	MARY J	1101 OLD LYSTRA RD
JOHN E	CHIANESE	CATHERINE J	1411 US 15 501 S
BETH B TRUSTEE	null	null	100 CHASE AVE
null	null	null	1 OLYMPIC PLACE, STE. 1210
GREGORY T			602 LAUREL HILL RD

ADDRESS2	CITY	STATE	ZIPCODE	TOWNSHIP	SIZE	UOM
null	LAKELAND	FL	33809	7	1	L
	FAYETTEVILLE	NC	28305	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
	CHAPEL HILL	NC	275164419	7	1	L
null	CHAPEL HILL	NC	27514	7	1	L
null	Chapel Hill	NC	27516	7	1	L
null	CHAPEL HILL	NC	27516	7	1	L
null	CHESTERBROOK	PA	19087	7	1	L
SUITE 115	CHAPEL HILL	NC	27516	7	1	L
SUITE 115	CHAPEL HILL	NC	27516	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
null	CHAPEL HILL	NC	27516	7	1	L
	HUNTINGTON	NY	11743	7	1	L
null	CHARLOTTE	NC	28202	7	1	L
	CARRBORO	NC	27510	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
null	Chapel Hill	NC	27516	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
null	GOLDSBORO	NC	27530	7	1	L
UNIT 308	CHAPEL HILL	NC	27516	7	1	L
	CHAPEL HILL	NC	275164489	7	1	L
null	DURHAM	NC	27712	7	1	L
null	Chapel Hill	NC	27516	7	1	L
	CHAPEL HILL	NC	27514	7	1	L
700-211 MARKET ST	WILLMINGTON	NC	284033863	7	1	L
null	CHAPEL HILL	NC	27514	7	1	L
	CHAPEL HILL	NC	275178313	7	1	L
null	CARY	NC	27519	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
	PINEHURST	NC	28374	7	1	L
null	RALEIGH	NC	27613	7	1	L
303 PARKSIDE CIR	CHAPEL HILL	NC	275169177	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
null	Chapel Hill	NC	27516	7	1	L
	CHAPEL HILL	NC	27515	7	1	L
null	CHAPLE HILL	NC	27516	7	1	L
UNIT 209	CHAPEL HILL	NC	275169473	7	1	L
SUITE 115	CHAPEL HILL	NC	27516	7	1	L
	CHAPEL HILL	NC	27516	7	1	L

null	MCLEAN	VA	221012216	7	1	L
	WELLINGTON	FL	33414	7	1	L
null	Chapel Hill	NC	27517	7	1	L
	CHAPEL HILL	NC	275164490	7	1	L
null	CHAPEL HILL	NC	27516	7	1	L
null	CHAPEL HILL	NC	27516	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
null	Chapel Hill	NC	27516	7	1	L
	CHARLOTTE	NC	28207	7	1	L
null	LAGUNA NIGUEL	CA	92677	7	1	L
	CHAPEL HILL	NC	27517	7	1	L
	CHAPEL HILL	NC	275176514	7	1	L
	CHAPEL HILL	NC	27514	7	1	L
	CARY	NC	27519	7	1	L
	CHAPEL HILL	NC	27517	7	1	L
null	WASHINGTON	NC	27889	7	1	L
	CHAPEL HILL	NC	275141520	7	1	L
null	Chapel Hill	NC	27516	7	1	L
	CHAPEL HILL	NC	27514	7	1	L
	CHAPEL HILL	NC	27516	7	1	L
null	GOLDSBORO	NC	27533	7	1	L
null	CARRBORO	NC	27510	7	1	L
null	Chapel Hill	NC	27516	7	0.2	A
	CHAPEL HILL	NC	27516	7	0.15	A
null	CHAPEL HILL	NC	27516	7	0.13	A
	CHAPEL HILL	NC	275169171	7	0.13	A
	CHAPEL HILL	NC	275169167	7	0.19	A
null	CHAPEL HILL	NC	27517	7	7.75	A
null	CHAPEL HILL	NC	27516	7	0.14	A
	CHAPEL HILL	NC	27517	7	1.3	A
null	Carrboro	NC	27510	7	1.14	A

null	CHAPEL HILL	NC	27516	7	0.17	A
null	GREENSBORO	NC	27408	7	5.14	A
	CHAPEL HILL	NC	27516	7	9.06	A
null	CHAPEL HILL	NC	27516	7	0.63	A
SUITE 115	CHAPEL HILL	NC	27516	7	0.42	A
	CHAPEL HILL	NC	27517	7	1.12	A
null	CHAPEL HILL	NC	27517	7	1.35	A
null	Chapel Hill	NC	27516	7	8.725	A
SUITE 115	CHAPEL HILL	NC	27516	7	0.845	A
null	CHAPEL HILL	NC	27516	7	0.76	A
	CHAPEL HILL	NC	27514	7	1.88	A
	HILLSBOROUGH	NC	27278	7	6.75	A
	CHAPEL HILL	NC	27516	7	1.57	A
STE 280	CHAPEL HILL	NC	27517	7	0.92	A
null	Chapel Hill	NC	27514	7	0.85	A
	CHAPEL HILL	NC	275177742	7	2.32	A
	CHAPEL HILL	NC	275179167	7	1.28	A
	CHAPEL HILL	NC	275177731	7	4.14	A
null	GREENSBORO	NC	27408	7	5.14	A
STE 103	CHAPEL HILL	NC	27516	7	2.63	A
	CHAPEL HILL	NC	27514	7	0.28	A
	CHAPEL HILL	NC	27514	7	1.33	A
	CHAPEL HILL	NC	275179167	7	1.41	A
	CHAPEL HILL	NC	27517	7	2.27	A
	CHAPEL HILL	NC	27516	7	0.79	A
null	CHAPEL HILL	NC	27516	7	0.14	A
	CHAPEL HILL	NC	27516	7	6.3	A
	CHAPEL HILL	NC	275177742	7	2.55	A

null	GREENSBORO	NC	27408	7	9.81	A
null	GREENSBORO	NC	27408	7	5.14	A
null	null	null	null	null	NaN	null
null	null	null	null	null	NaN	null
null	CHAPEL HILL	NC	27517	7	0.527	A
	CHAPEL HILL	NC	275177743	7	3.37	A
null	GREENSBORO	NC	27408	7	9.81	A
	CHAPEL HILL	NC	275145923	7	0.7525	A
	CHAPEL HILL	NC	27516	7	4.53	A
	APEX	NC	27502	7	9.3	A
	CHAPEL HILL	NC	27514	7	6.44	A
401 KILDAIRE RD	CHAPEL HILL	NC	27516	7	1.28	A
null	CHAPEL HILL	NC	27514	7	1	L
C/O BEEMER HADLER AND WILLETT	Chapel Hill	NC	27517	7	2.61	A
	CHAPEL HILL	NC	27514	7	22.38	A
	CHAPEL HILL	NC	275147743	7	2	A
	CHAPEL HILL	NC	27517	7	21.585	A
null	TOWSON	MD	21204	7	30.05	A
null	Chapel Hill	NC	27517	7	1	L
null	null	null	null	null	NaN	null
null	TOWSON	MD	21204	7	59.77	A
	CHAPEL HILL	NC	27514	7	2.41	A
null	Chapel Hill	NC	27514	7	0.44	A
null	Chapel Hill	NC	27517	7	2	A
null	Chapel Hill	NC	27517	7	0.91	A
	CHAPEL HILL	NC	27516	7	0.515	A
	CHAPEL HILL	NC	275177743	7	2.39	A
405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514	7	27.782	A
null	TOWSON	MD	21204	7	10.93	A

null	GREENSBORO	NC	27408	7	1.71	A
null	GREENSBORO	NC	27408	7	9.81	A
null	null	null	null	null	NaN	null
null	CHAPEL HILL	NC	27517	7	5.97	A
	CHAPEL HILL	NC	275177743	7	2	A
	CHAPEL HILL	NC	275179167	7	1.31	A
405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514	7	20.918	A
	CHAPEL HILL	NC	275149718	7	4.65	A
	CHAPEL HILL	NC	275177731	7	8.5	A
	CHAPEL HILL	NC	27517	7	6.42	A
null	Chapel Hill	NC	27517	7	19.13	A
null	CHAPEL HILL	NC	27514	7	1	L
null	TOWSON	MD	21204	7	16.85	A
	CHAPEL HILL	NC	275144214	7	4.64	A

CALC_ACRES	SUBCODE	LEGAL_DESC	RATECODE
NaN	10080	#217 MARKET LOFTS P90/52-58	22
NaN	10080	#218 MARKET LOFTS P90/52-58	22
NaN	10080	#219 MARKET LOFTS P90/52-58	22
NaN	10080	#210 MARKET LOFTS P90/52-58	22
NaN	10080	215 MARKET LOFTS P90/52-58	22
NaN	10080	204 MARKET LOFTS CONDO P90/52-58	22
NaN	10080	#205 MARKET LOFTS P90/52-58	22
NaN	10080	#206 MARKET LOFTS P90/52-58	22
NaN	10080	#102 MARKET LOFTS P90/52-58	22
NaN	10080	#103 MARKET LOFTS P90/52-58	22
NaN	10080	#201 MARKET LOFTS P90/52-58	22
NaN	10080	#202 MARKET LOFTS P90/52-58	22
NaN	10031	103-701 COPPERLINE SQUARE P82/160	22
NaN	10031	104-701 COPPERLINE SQ P82/160	22
NaN	10031	201-701 COPPERLINE SQ P82/160	22
NaN	10031	202-701 COPPERLINE SQ P82/160	22
NaN	10031	#307-703 COPPERLINE SQ P82/160	22
NaN	10031	308-703 COPPERLINE SQUARE P82/160	22
NaN	10031	205-703 COPPERLINE SQ P82/160	22
NaN	10031	206-703 COPPERLINE SQ P82/160	22
NaN	10031	307-701 COPPERLINE SQUARE P82/160	22
NaN	10031	308-701 COPPERLINE SQ P82/160	22
NaN	10031	201-703 COPPERLINE SQ P82/160	22
NaN	10031	202-703 COPPERLINE SQ P82/160	22
NaN	10031	203-703 COPPERLINE SQUARE P82/160	22
NaN	10080	#216 MARKET LOFTS P90/52-58	22
NaN	10080	#211 MARKET LOFTS P90/52-58	22
NaN	10080	212 MARKET LOFTS P90/52-58	22
NaN	10080	#213 MARKET LOFTS P90/52-58	22
NaN	10080	#214 MARKET LOFTS P90/52-58	22
NaN	10080	#207 MARKET LOFTS P90/52-58	22
NaN	10031	304-701 COPPERLINE SQ P82/160	22
NaN	10031	305-701 COPPERLINE SQ P82/160	22
NaN	10031	306-701 COPPERLINE SQ P82/160	22
NaN	10031	203-701 COPPERLINE SQ P82/160	22
NaN	10031	208-701 COPPERLINE SQUARE P82/160	22
NaN	10165	UNIT 100 THE ISLAND AT S V P99/114-118	22
NaN	10080	208 MARKET LOFTS P90/52-58	22
NaN	10080	#209 MARKET LOFTS P90/52-58	22
NaN	10080	#101 MARKET LOFTS P90/52-58	22
NaN	10080	203 MARKET LOFTS P90/52-58	22

NaN	10031	101-701 COPPERLINE SQUARE P82/160	22
NaN	10031	102-701 COPPERLINE SQ P82/160	22
NaN	10031	303-703 COPPERLINE SQ P82/160	22
NaN	10031	304-703 COPPERLINE SQ P82/160	22
NaN	10031	305-703 COPPERLINE SQUARE P82/160	22
NaN	10031	306-703 COPPERLINE SQUARE P82/160	22
NaN	10031	207-703 COPPERLINE SQ P82/160	22
NaN	10031	208-703 COPPERLINE SQUARE P82/160	22
NaN	10031	301-703 COPPERLINE SQ P82/160	22
NaN	10031	302-703 COPPERLINE SQUARE P82/160	22
NaN	10031	204-703 COPPERLINE SQ P82/160	22
NaN	10031	301-701 COPPERLINE SQ P82/160	22
NaN	10031	302-701 COPPERLINE SQ P82/160	22
NaN	10031	303-701 COPPERLINE SQ P82/160	22
NaN	10031	204-701 COPPERLINE SQ P82/160	22
NaN	10031	205-701 COPPERLINE SQUARE P82/160	22
NaN	10031	206-701 COPPERLINE SQ P82/160	22
NaN	10031	207-701 COPPERLINE SQUARE P82/160	22
NaN	10165	UNIT 200 THE ISLAND AT S V P99/114-118	22
NaN	10160	#10002 HERITAGE SOUTHERN VLG OFFICE CONDO P97/137-143	22
NaN	10160	10004 HERITAGE SOUTHERN VILLAGE OFFICE CONDO P97/137-143	22
NaN	10160	10000 HERITAGE SOUTHERN VILLAGE OFFICE CONDO P97/137-143	22
0.2	2856	55 PH 1A 1D 1F SOUTHERN VILLAGE P71/177	22
0.15	2856	56 PH 1A 1D 1F SOUTHERN VILLAGE P71/178	22
0.13	2856	57 PH 1A 1D 1F SOUTHERN VILLAGE P71/178	22
0.13	2856	#58 PH 1A 1D 1F SOUTHERN VILLAGE P71/178	22
0.19	2856	#54 PH 1A 1D 1F SOUTHERN VILLAGE P71/177	22
7.75	null	4 REC ROBERT & JUDY CROOK P111/143	17
0.14	2856	59 PH 1A 1D 1F SOUTHERN VILLAGE P71/178	22
1.36	null	W/O OLD LYSTRA RD	17
1.49	null	W/S HWY 15-501 SOUTH	22

0.17	2856	#53 PH 1A 1D 1F SOUTHERN VILLAGE P71/177	22
4.76	null	1A-1C SOUTHERN VILLAGE APARTMENTS P110/175 & 1D SOUTHERN VILLAGE APARTMENTS P111/122	22
8.9	null	COMMON AREA SOUTHERN VILLAGE	22
0.63	2855	#7C PH 5 VILLAGE CORE P86/61	22
0.41	2855	#7A PH 5 VILLAGE CORE P86/61	22
1.09	null	N/O 4 LAURA ATWATER	17
1.25	null	MAJ P/O 1 REC PENDERGRAFT P61/160	17
8.63	3086	OS C CHANCELLORS VIEW P100/106	17
0.84	2855	#6 PH 4 VILLAGE CORE P77/53	22
0.75	null	#12 PH 7 VILLAGE CORE P85/168	22
1.81	2681	#1 ZAPATA LANE P78/31	17
6.4	null	#A-B REC COUNTY OF ORNGE P87/164	22
1.62	2855	#2 PH 1A REV VILLAGE CORE P77/25	22
0.91	null	E/S 15-501	17
0.85	null	2 OBEY CREEK VENTURES ETAL P104/113	17
2.25	2681	#2 ZAPATA LANE P78/31	17
1.29	3001	#5 LOGANS GROVE P93/7	17
4.1	2488	#3R WOODHAVEN HLS P72/136	17
4.76	null	1A-1C SOUTHERN VILLAGE APARTMENTS P110/175 & 1D SOUTHERN VILLAGE APARTMENTS P111/122	22
2.63	null	3-R REC S V HOTEL P113/17	22
0.28	null	NW/S HWY 15-501	22
1.39	2855	#3 VILLAGE CORE REV P80/140	22
1.39	3001	#6 LOGANS GROVE P93/7	17
2.27	null	MJ P/O 2 STANLEY TAMPLIN P49/110	17
0.7	2855	#11 PH 7 VILLAGE CORE P85/168	22
0.14	2855	#7B PH 5 VILLAGE CORE P86/61	22
6.33	null	#C REC COUNTY OF ORANGE P87/164	22
2.5	2681	#3 ZAPATA LANE P78/31	17

8.99	null	2B-2C SOUTHERN VILLAGE APARTMENTS & 2A-R SOUTHERN VILLAGE APARTMENTS P111/122	22
4.76	null	1A-1C SOUTHERN VILLAGE APARTMENTS P110/175 & 1D SOUTHERN VILLAGE APARTMENTS P111/122	22
0.84	null	null	null
1.05	null	null	null
0.53	3086	24 CHANCELLORS VIEW P100/106	17
3.27	2681	#5 ZAPATA LANE P78/31	17
8.99	null	2B-2C SOUTHERN VILLAGE APARTMENTS & 2A-R SOUTHERN VILLAGE APARTMENTS P111/122	22
0.58	null	W/S 15-501 PITTSBORO RD	22
4.6	null	TR 2 HERBERT T ATWATER HRS	17
7.97	2344	OFF SR 2003	17
6.39	null	#2 SOUTHPARK REC P71/9	22
1.3	2855	#5 VILLAGE CORE REV P80/140	22
1.7	2901	60' PRIVATE RD JUNE SPARROW ESTATE P26/196	17
2.65	2901	#5: JUNE A. SPARROW ESTATES	17
22.1	null	W/S US HWY 15-501	22
1.98	2681	#7 ZAPATA LANE P78/31	17
21.08	3081	#3 ROBERT & JUDY CROOK P100/9	17
30.05	null	1 OBEY CREEK P114/7	17
0.57	580	OPEN SPACE PH 2 LYSTRA WDS P38/55	17
0.32	null	null	null
59.7	null	2 OBEY CREEK P114/7	17
2.19	2681	RECREATION AREA ZAPATA LANE P78/31	17
0.45	null	1 STANLEY TAMPLIN P49/110	17
1.98	null	2 REC PENDERGRAFT P61/160	17
0.91	2344	MAJ 1 ROLLING HILLS P10/39	17
0.52	3086	23 CHANCELLORS VIEW P100/106	17
2.36	2681	#4 ZAPATA LANE P78/31	17
24.88	null	NW INT 15-501 & SR 1962	22
10.93	null	3 OBEY CREEK VENTURES P114/6	17

1.71	null	ROADS SOUTHERN VILLAGE APARTMENTS P110/175	22
8.99	null	2B-2C SOUTHERN VILLAGE APARTMENTS & 2A-R SOUTHERN VILLAGE APARTMENTS P111/122	22
1.59	null	null	null
7.27	null	N/O SR 1915	17
2.01	2681	#6 ZAPATA LANE P78/31	17
1.32	3001	#7 LOGANS GROVE P93/7	17
18.95	null	SW INT 15-501 & SR 1962	22
4.68	null	-7 LAURA ATWATER	17
8.4	2488	#2R WOODHAVEN HILLS P72/136	17
6.41	null	#9 PH 3 LYSTRA WOODS P33/22	17
19.32	null	E/S HWY 15-501 P47/47	17
1.18	2901	OPEN SPACE J A SPARROW	17
16.86	null	4 OBEY CREEK VENTURES P114/6	17
4.75	null	E/OF FARRINGTON RD	17

SCHOOL_SYSTEM	LANDVALUE	BLDGVALUE	BLDGCNT	VALUATION	TAXSTATUS
Chapel Hill/Carrboro Schools	51865	130854	1	182719	A
Chapel Hill/Carrboro Schools	51865	130854	1	182719	A
Chapel Hill/Carrboro Schools	50226	128298	1	178524	A
Chapel Hill/Carrboro Schools	91515	190281	1	281796	A
Chapel Hill/Carrboro Schools	53506	133409	1	186915	A
Chapel Hill/Carrboro Schools	50301	131319	1	181620	A1
Chapel Hill/Carrboro Schools	50301	131319	1	181620	A
Chapel Hill/Carrboro Schools	59019	142008	1	201027	A
Chapel Hill/Carrboro Schools	583202	563606	1	1146808	A
Chapel Hill/Carrboro Schools	225990	442648	2	668638	A
Chapel Hill/Carrboro Schools	67816	155539	1	223355	A
Chapel Hill/Carrboro Schools	68261	156259	1	224520	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	172770	1	207199	A
Chapel Hill/Carrboro Schools	34429	172770	1	207199	A
Chapel Hill/Carrboro Schools	34429	172770	1	207199	A
Chapel Hill/Carrboro Schools	34429	127166	1	161595	A1
Chapel Hill/Carrboro Schools	34429	123384	1	157813	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	172770	1	207199	A
Chapel Hill/Carrboro Schools	34429	172770	1	207199	A
Chapel Hill/Carrboro Schools	34429	127166	1	161595	A
Chapel Hill/Carrboro Schools	34429	148940	1	183369	A1
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	51865	124623	1	176488	A
Chapel Hill/Carrboro Schools	93153	193236	1	286389	A
Chapel Hill/Carrboro Schools	106120	210757	1	316877	A
Chapel Hill/Carrboro Schools	83911	180528	1	264439	A
Chapel Hill/Carrboro Schools	51270	129924	1	181194	A
Chapel Hill/Carrboro Schools	79889	174295	1	254184	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	127166	1	161595	A
Chapel Hill/Carrboro Schools	595069	841271	1	1436340	A
Chapel Hill/Carrboro Schools	103734	207297	1	311031	A1
Chapel Hill/Carrboro Schools	91664	200907	1	292571	A
Chapel Hill/Carrboro Schools	517592	596254	1	1113846	A
Chapel Hill/Carrboro Schools	52165	131319	1	183484	A

Chapel Hill/Carrboro Schools	34429	124956	1	159385	A
Chapel Hill/Carrboro Schools	34429	170205	1	204634	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A1
Chapel Hill/Carrboro Schools	34429	123126	1	157555	A
Chapel Hill/Carrboro Schools	34429	123126	1	157555	A1
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A1
Chapel Hill/Carrboro Schools	34429	172770	1	207199	A
Chapel Hill/Carrboro Schools	34429	127166	1	161595	A1
Chapel Hill/Carrboro Schools	34429	127166	1	161595	A
Chapel Hill/Carrboro Schools	34429	172770	1	207199	A
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Chapel Hill/Carrboro Schools	34429	172770	1	207199	A
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Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	130482	1	164911	A
Chapel Hill/Carrboro Schools	34429	172770	1	207199	A
Chapel Hill/Carrboro Schools	592930	578577	1	1171507	A
Chapel Hill/Carrboro Schools	352519	492697	1	845216	A
Chapel Hill/Carrboro Schools	606501	737408	1	1343909	A1
Chapel Hill/Carrboro Schools	537900	707096	1	1244996	A1
Chapel Hill/Carrboro Schools	111726	352466	1	464192	A1
Chapel Hill/Carrboro Schools	112900	384000	1	496900	A
Chapel Hill/Carrboro Schools	112400	362700	1	475100	A
Chapel Hill/Carrboro Schools	111901	389493	1	501394	A
Chapel Hill/Carrboro Schools	112700	390000	1	502700	A
Chapel Hill/Carrboro Schools	80107	84900	2	165007	A
Chapel Hill/Carrboro Schools	112421	428604	1	541025	A1
Chapel Hill/Carrboro Schools	66246	168136	1	234382	A
Chapel Hill/Carrboro Schools	84747	174793	1	259540	A1

Chapel Hill/Carrboro Schools	112905	386821	1	499726	A
Chapel Hill/Carrboro Schools	1783900	8715900	3	10499800	A1
Chapel Hill/Carrboro Schools	4	0	null	4	A
Chapel Hill/Carrboro Schools	549130	7358220	3	7907350	A
Chapel Hill/Carrboro Schools	366087	2472056	4	2838143	A
Chapel Hill/Carrboro Schools	54258	0	null	54258	A
Chapel Hill/Carrboro Schools	74379	75148	1	149527	A
Chapel Hill/Carrboro Schools	5	0	null	5	A
Chapel Hill/Carrboro Schools	810185	4640689	3	5450874	A
Chapel Hill/Carrboro Schools	86117	4890	null	91007	A
Chapel Hill/Carrboro Schools	139901	533216	1	673117	A
Chapel Hill/Carrboro Schools	1453694	0	null	1453694	E
Chapel Hill/Carrboro Schools	472121	902251	5	1374372	A
Chapel Hill/Carrboro Schools	916390	780426	2	1696816	A
Chapel Hill/Carrboro Schools	340000	0	null	340000	A
Chapel Hill/Carrboro Schools	162259	397258	1	559517	A
Chapel Hill/Carrboro Schools	47119	0	null	47119	A
Chapel Hill/Carrboro Schools	138638	817844	1	956482	A
Chapel Hill/Carrboro Schools	1783900	8715900	3	10499800	A1
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Chapel Hill/Carrboro Schools	56813	100961	1	157774	A
Chapel Hill/Carrboro Schools	1159275	1103190	1	2262465	E
Chapel Hill/Carrboro Schools	50834	0	null	50834	A
Chapel Hill/Carrboro Schools	114983	154307	1	269290	A
Chapel Hill/Carrboro Schools	2	0	null	2	A
Chapel Hill/Carrboro Schools	122029	0	null	122029	A
Chapel Hill/Carrboro Schools	411938	0	null	411938	E
Chapel Hill/Carrboro Schools	160855	644163	1	805018	A

Chapel Hill/Carrboro Schools	3404600	11696300	3	15100900	A1
Chapel Hill/Carrboro Schools	1783900	8715900	3	10499800	A1
Orange County Schools	null	null	null	null	null
Orange County Schools	null	null	null	null	null
Chapel Hill/Carrboro Schools	182728	0	null	182728	A
Chapel Hill/Carrboro Schools	203206	596749	1	799955	A
Chapel Hill/Carrboro Schools	3404600	11696300	3	15100900	A1
Chapel Hill/Carrboro Schools	70393	139263	2	209656	A
Chapel Hill/Carrboro Schools	105343	0	null	105343	A
Chapel Hill/Carrboro Schools	41950	0	null	41950	A
Chapel Hill/Carrboro Schools	414968	0	null	414968	E
Chapel Hill/Carrboro Schools	836800	733900	2	1570700	A
Chapel Hill/Carrboro Schools	1	0	null	1	A1
Chapel Hill/Carrboro Schools	103008	250463	1	353471	A
Chapel Hill/Carrboro Schools	975343	0	null	975343	E
Chapel Hill/Carrboro Schools	146900	528900	1	675800	A
Chapel Hill/Carrboro Schools	28125	526160	1	554285	A
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Chapel Hill/Carrboro Schools	1	0	null	1	A1
Orange County Schools	null	null	null	null	null
Chapel Hill/Carrboro Schools	null	null	null	null	null
Chapel Hill/Carrboro Schools	0	0	null	0	E
Chapel Hill/Carrboro Schools	47908	117716	1	165624	A1
Chapel Hill/Carrboro Schools	107116	282648	1	389764	A1
Chapel Hill/Carrboro Schools	75834	107682	1	183516	A
Chapel Hill/Carrboro Schools	219733	0	null	219733	A
Chapel Hill/Carrboro Schools	166974	543174	1	710148	A
Chapel Hill/Carrboro Schools	1211018	0	null	1211018	E
Chapel Hill/Carrboro Schools	null	null	null	null	null

Chapel Hill/Carrboro Schools	1	0	null	1	A
Chapel Hill/Carrboro Schools	3404600	11696300	3	15100900	A1
Orange County Schools	null	null	null	null	null
Chapel Hill/Carrboro Schools	23508	0	null	23508	A
Chapel Hill/Carrboro Schools	146900	545948	1	692848	A
Chapel Hill/Carrboro Schools	47974	0	null	47974	A
Chapel Hill/Carrboro Schools	911627	0	null	911627	E
Chapel Hill/Carrboro Schools	21367	0	null	21367	A
Chapel Hill/Carrboro Schools	245743	865268	1	1111011	A
Chapel Hill/Carrboro Schools	130268	376543	1	506811	A
Chapel Hill/Carrboro Schools	51598	187621	1	239219	A
Chapel Hill/Carrboro Schools	1	0	null	1	A1
Chapel Hill/Carrboro Schools	null	null	null	null	null
Chapel Hill/Carrboro Schools	203418	34495	1	237913	A

FARMUSE	USEVALUE	DEEDREF	LEGALREF	DATESOLD	TAXSTAMPS	STAMPVALUE
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SUBDIVISION_NAME	TOWNSHIP_NAME	SQFT	YEARBUILT	shape.area
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null	CHAPEL HILL	3742	null	69320.68652
null	CHAPEL HILL	5478	2002	69320.68652
null	CHAPEL HILL	4854	null	69320.68652
SOUTHERN VILLAGE	CHAPEL HILL	2372	1994	8576.936129
SOUTHERN VILLAGE	CHAPEL HILL	2035	1995	6450.067489
SOUTHERN VILLAGE	CHAPEL HILL	2375	1995	5752.468575
SOUTHERN VILLAGE	CHAPEL HILL	3121	1995	5865.116976
SOUTHERN VILLAGE	CHAPEL HILL	2655	1995	8363.56839
ROBERT W & JUDY CROOK - CH - P100/9	CHAPEL HILL	NaN	null	337459.628
SOUTHERN VILLAGE	CHAPEL HILL	2861.8	1995	6181.426608
null	CHAPEL HILL	2569	1969	55345.92513
null	CHAPEL HILL	3050	1960	62785.34242

SOUTHERN VILLAGE	CHAPEL HILL	2556	1995	7615.156028
null	CHAPEL HILL	NaN	null	81076.75885
null	CHAPEL HILL	NaN	null	388418.2013
VILLAGE CORE @ SOUTHERN VILLAGE	CHAPEL HILL	48414	null	27402.72894
VILLAGE CORE @ SOUTHERN VILLAGE	CHAPEL HILL	10044	null	18042.39385
null	CHAPEL HILL	NaN	null	47406.78637
null	CHAPEL HILL	1120	1926	54639.21027
CHANCELLORS VIEW	CHAPEL HILL	NaN	null	376940.6037
VILLAGE CORE @ SOUTHERN VILLAGE	CHAPEL HILL	22818	null	36638.88308
null	CHAPEL HILL	NaN	null	32778.23058
ZAPATA LANE	CHAPEL HILL	4010.40001	1997	78804.93298
null	CHAPEL HILL	NaN	null	278611.9106
VILLAGE CORE @ SOUTHERN VILLAGE	CHAPEL HILL	3588	null	70712.26362
null	CHAPEL HILL	3583	null	41182.21802
null	CHAPEL HILL	NaN	null	37095.0265
ZAPATA LANE	CHAPEL HILL	3426	1997	101165.4627
LOGANS GROVE - CH - P93/7	CHAPEL HILL	NaN	null	56264.0505
WOODHAVE	CHAPEL HILL	9185	1998	179924.3972
null	CHAPEL HILL	NaN	null	79926.99563
null	CHAPEL HILL	NaN	null	114587.2621
null	CHAPEL HILL	1148	1960	10684.88161
VILLAGE CORE @ SOUTHERN VILLAGE	CHAPEL HILL	14955	null	60678.21989
LOGANS GROVE - CH - P93/7	CHAPEL HILL	NaN	null	60392.44689
null	CHAPEL HILL	1956	1989	99065.95439
VILLAGE CORE @ SOUTHERN VILLAGE	CHAPEL HILL	NaN	null	30443.31134
VILLAGE CORE @ SOUTHERN VILLAGE	CHAPEL HILL	NaN	null	6103.335733
null	CHAPEL HILL	NaN	null	275805.5185
ZAPATA LANE	CHAPEL HILL	7271	1999	118435.5027

null	CHAPEL HILL	NaN	null	36039.76355
null	CHAPEL HILL	NaN	null	46442.4764
null	null	9350	null	36658.77235
VILLAGE CORE @ SOUTHERN VILLAGE	null	NaN	null	45750.49461
CHANCELLORS VIEW	CHAPEL HILL	NaN	null	22943.70101
ZAPATA LANE	CHAPEL HILL	5216.29999	2001	148800.6836
null	CHAPEL HILL	NaN	null	52118.33423
null	CHAPEL HILL	525	1960	23519.58174
null	CHAPEL HILL	NaN	null	198893.9866
ROLLING HILLS	CHAPEL HILL	NaN	null	360293.591
null	CHAPEL HILL	NaN	null	278151.2946
VILLAGE CORE @ SOUTHERN VILLAGE	CHAPEL HILL	5992	null	56470.63282
JUNE SPARROW ESTATES	CHAPEL HILL	NaN	null	73110.34646
JUNE SPARROW ESTATES	CHAPEL HILL	2646	1978	111280.4286
null	CHAPEL HILL	NaN	null	962600.3475
ZAPATA LANE	CHAPEL HILL	4080	1998	88929.66086
ROBERT W & JUDY CROOK - CH - P100/9	CHAPEL HILL	3396	1995	912577.1936
null	CHAPEL HILL	NaN	null	1308915.267
LYSTRA WOODS	CHAPEL HILL	NaN	null	24613.49089
VILLAGE CORE @ SOUTHERN VILLAGE	null	4247	null	14119.80688
null	CHAPEL HILL	NaN	null	2600702.278
ZAPATA LANE	CHAPEL HILL	NaN	null	105665.0896
null	CHAPEL HILL	1753	1928	19508.94609
null	CHAPEL HILL	2529	1987	86275.71268
ROLLING HILLS	CHAPEL HILL	1482	1970	39471.02089
CHANCELLORS VIEW	CHAPEL HILL	NaN	null	22439.85802
ZAPATA LANE	CHAPEL HILL	4786	1998	106005.3493
null	CHAPEL HILL	NaN	null	1083727.952
null	CHAPEL HILL	NaN	null	475936.9735

null	CHAPEL HILL	NaN	null	74568.92805
null	CHAPEL HILL	NaN	null	303367.5604
VILLAGE CORE @ SOUTHERN VILLAGE	null	5228	null	69320.68652
null	CHAPEL HILL	NaN	null	323448.9966
ZAPATA LANE	CHAPEL HILL	3788	1997	82936.88391
LOGANS GROVE - CH - P93/7	CHAPEL HILL	NaN	null	57500.02534
null	CHAPEL HILL	NaN	null	825339.8132
null	CHAPEL HILL	NaN	null	203711.8015
WOODHAVE	CHAPEL HILL	5485.8	2005	365579.8331
null	CHAPEL HILL	3024	1987	276357.0864
null	CHAPEL HILL	4750	1959	828454.7822
JUNE SPARROW ESTATES	CHAPEL HILL	NaN	null	51211.8114
null	CHAPEL HILL	NaN	null	734240.4054
null	CHAPEL HILL	800	1962	207076.5632