

CHRONOLOGY OF LONG-RANGE PLANNING EFFORTS HORACE WILLIAMS PROPERTY

*Prepared by the Chapel Hill Planning Department for the Horace Williams Citizen's
Committee, March 12, 2003*

Land Use Planning

- 1988/1991 A Guide to Physical Development: Summary of the Campus Framework Plan, prepared by Johnson, Johnson and Roy consulting firm, accepted by the UNC Board of Trustees on December 9, 1988. Document published March, 1991. Quote from introduction: "The most recent long range planning effort undertaken by the University was completed in 1921...the Board of Trustees and the Chancellor have expressed the desire for guidance based on a long range planning perspective..." Also published was a full technical report. The Guide included a section on the Horace Williams property.
- 1994 University began new land use framework plans for outlying properties (including Horace Williams), undertaken with Johnson, Johnson and Roy consulting firm. Process included a university structure of committees and a community structure of a Chapel Hill advisory committee and a Carrboro advisory committee.
- Town Council appointed the UNC-Chapel Hill Planning Panel advisory committee, which began meeting November, 1994.
- 1997 Chapel Hill Planning Panel submitted its final report to the Town Council in January, 1997. Council held a public hearing, adopted the report, and transmitted it to the University. *(Note: copy provided to the Committee at your 3/4/03 meeting)*
- 1998 Outlying Parcels Land Use Plans: Summary Report published, as well as a full technical report. *(Note: copy of pages relating to Horace Williams provided at your 3/12/03 meeting)*
- University began new central Campus Master Plan process with the consulting firm of Ayers Saint Gross.
- 2000 University expanded work of Ayers Saint Gross to include a new look at the Horace Williams property.
- 2001 Special meeting of the Town Council held with representatives of the University of North Carolina on February 5, 2001. Town-

Gown Committee Presentation Report, February 5, 2001
distributed at this meeting. *(Note: copy of this material
distributed at your 3/12/03 meeting)*

2003 University convenes Carolina North Advisory Committee and four associated advisory groups to develop more detailed plans for the Horace Williams property.

Zoning

1993 Town Council requested a report on zoning of the Horace Williams property.

1994 In a series of meetings, the Town Council considered rezoning portions of the property from Office/Institutional-3 to Office/Institutional-2. In November, 1994, the Council rezoned vacant parcels south of Estes Drive as Office/Institutional-2 adjoining a residential neighborhood (Elkin Hills), and authorized initiation of work on developing a new University zoning district.

1996 Council authorized Dwight Merriam to develop a new mixed use zoning district. In June, 1996, the Council held a public hearing on a draft proposal. In July, 1996, the Council authorized a new collaborative committee to further develop the mixed use zoning district concept.

1998 The Horace Williams Zoning Work Group made its final report to the Town Council in March, 1998 on a proposed Mixed Use Development District (MX-150).