



**CONSIDER ADOPTING GREENE TRACT RESOLUTION**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING  
Ben Hitchings, Director  
Judy Johnson, Operations Manager

**PROPERTY ADDRESS**

Greene Tract property (located east of Purefoy Road)

**BUSINESS MEETING DATE**

July 15, 2019

**STAFF’S RECOMMENDATION**

That the Council consider the attached resolutions:

- Original Resolution A (adopted by Orange County and Carrboro) adjusting the property lines of the tract and the Headwaters Preserve, creating a jointly-owned preserve, indicating land uses and conceptually agreeing to consider development of Greene Tract;

Or

- Alternative Resolution approving a conceptual proposal of land uses for the 104-acre portion in joint ownership, initiating the protection of preserve areas in perpetuity, holding a series of community engagement meetings, and initiating environmental and connectivity analysis of the property.

**DECISION POINTS**

Consider adoption of the attached resolutions:

**Original Resolution** (dated February 20, 2019)

Adoption of this resolution would initiate the following:

1. Approve the accompanying map to modify the existing county-owned (60 acres) and jointly-owned (104 acres) portions of the Greene Tract as shown in Exhibit 1.
2. Approve the accompanying conceptual master plan as shown in Exhibit 1 for the jointly-owned portion of the Greene Tract, not deeded exclusively to Orange County, which designates the following:
  - Approximately 22 acres for joint preserve;
  - Approximately 11 acres for public school site;
  - Approximately 4 acres for public recreational facility site;
  - Approximately 67 acres for housing/mixed use.
3. Approve the exchange of acreage from Jointly-owned to County-owned and County- owned to Jointly-owned thereby commencing the recombination process as illustrated in Exhibit 2, subject to the completion of the steps required by law to effect said exchange.
4. Explore protecting the areas shown on the conceptual plan as Joint Owned Preserve and Headwaters Preserve
5. Solicit input from the public and respective governing boards regarding land use and mixed income housing needs during the master planning process

**Alternative Resolution**

Adoption of the alternative resolution would:

1. Approve for the jointly-owned portion of the Greene Tract, not deeded exclusively to Orange County, the following land uses:
  - Affordable and Mixed-income housing
  - Joint conservation preserve
  - Public school site and associated recreation facilities
  - Mixed Use
  - Open Space
2. Initiate protecting the jointly-owned preserve and Headwaters Preserve in perpetuity.
3. Commit to hold a series of community information meetings in the fall 2019 utilizing a “Community First” planning process regarding density, cultural and historic context, and development potential for the Greene Tract.
4. Solicit input from the public and respective advisory boards and governing boards regarding land uses and density standards during the overall site planning process.
5. Initiate environmental and connectivity analysis of the jointly-owned property
6. Consider procedural steps necessary to achieve the transfers of ownership.

## BACKGROUND

The Greene Tract is a 164-acre parcel of which 104 acres is jointly owned by Orange County and the Towns of Carrboro and Chapel Hill. Orange County owns 60 acres of the property that have been designated as the Headwaters Preserve. The Greene Tract is within the Chapel Hill's planning jurisdiction. The Town of Chapel Hill plays two roles; one as regulator, issuing approval of any proposal, and one as joint owner/developer. Any development proposal process would necessitate the agreement from Carrboro and Orange County.

Over the past two years, mayors from the Towns of Carrboro and Chapel Hill along with the Orange County Commissioner Chair have met to consider preservation and development options for the Greene Tract.

At the Council's [February 20, 2019](#)<sup>1</sup> meeting, the Council considered reconfiguration to the Headwaters Preserve, preservation of a school site, and housing options. At that time, the Council approved the reconfiguration to the Headwaters Preserve but deferred action on the resolution until additional community input could be heard. Since the February meeting, staff has held an open house, has brought the discussion to the Planning Commission and has had a community meeting. The Alternate Resolution before the Council tonight has been modified as new information from the Chapel Hill-Carrboro City Schools has been shared as well as additional community conversations.

The Town of Carrboro's Board of Aldermen approved the Original Resolution at its [February 12, 2019](#)<sup>2</sup> meeting. The Orange County Board of Commissioners approved the Original Resolution at their [February 19, 2019](#)<sup>3</sup> meeting.

## ATTACHMENT

1. Draft Staff Presentation (to be distributed)
2. Original Resolution February 20, 2019 (including Exhibits 1 and 2)
3. Alternative Resolution
4. CHCCS letter 05.22.2019
5. Background History of the Greene Tract

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<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3863871&GUID=361F82B7-DD9A-4533-9DD9-A77350B4D0ED>

<sup>2</sup> <https://carrboro.legistar.com/LegislationDetail.aspx?ID=3857751&GUID=3278F55F-793F-4689-9052-A743A46DD9F7>

<sup>3</sup> <http://server3.co.orange.nc.us:8088/WebLink8/DocView.aspx?id=57594&dbid=0>