

**I, Amy T. Harvey, Deputy Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2024-10-9/R-3) adopted by the Chapel Hill Town Council on October 9, 2024.**



**This the 11<sup>th</sup> day of October, 2024.**

A handwritten signature in cursive script that reads "Amy T. Harvey". The signature is written in black ink and is positioned above a horizontal line.

**Amy T. Harvey  
Deputy Town Clerk**

## RESOLUTION

### **A RESOLUTION RECEIVING AND ENDORSING THE SEPTEMBER 22, 2024 PLAN FOR NEXT STEPS ON THE 107-ACRE PORTION OF THE GREENE TRACT IN JOINT OWNERSHIP (2024-10-09/R-3)**

WHEREAS, in 1984, Orange County and the Towns of Carrboro and Chapel Hill jointly purchased the property known as the Greene Tract (167 acres more or less); and

WHEREAS, in 2000, title to 60 acres of this property was deeded exclusively to the Orange County Solid Waste Enterprise Fund for non-landfill solid waste purposes under provisions of the 1999 Interlocal Agreement for Solid Waste Management; and

WHEREAS, at that time, the remaining 107 acres were retained in joint ownership by the three governments (with the intent that future land uses of the property would be determined at a future time); and

WHEREAS, in 2002, Orange County and the Towns of Carrboro and Chapel Hill adopted the 2002 Resolution which called for approximately 86 acres for open space and 18 acres for affordable housing on the jointly-owned land; and

WHEREAS, the Greene Tract is part of the Historic Rogers Road Neighborhood where the Towns of Carrboro and Chapel Hill have researched market development potential and zoning to implement a planning program in the overall area; and

WHEREAS, over the last 20 years, various joint planning studies, including the Historic Rogers Road Neighborhood Task Force Report and Mapping Our Community's Future, and collaborations with the community and school district have suggested land use and acreage needs; and

WHEREAS, the 60-acre parcel (designated as the Headwaters Preserve by the Orange County Board of Commissioners) was purchased by Orange County from the Solid Waste Enterprise Fund in 2016; and

WHEREAS, in 2020 the three property owners adopted the 2020 Greene Tract Resolution for a Path Forward Process including the following:

- Initiate an environmental assessment of the property to consider designating the most environmentally sensitive areas as the Headwaters Preserve
- Initiate a Memorandum of Understanding between the three property owners related to decision-making process; and

WHEREAS, the Chapel Hill-Carrboro City Schools, in a 2019 letter, indicated continued interest in designating a school site on the Greene Tract; and

WHEREAS, the three jurisdictions conceptually agreed to the following land use designations and adopted a resolution in 2021 with a land use map agreeing to:

- Approximately 22 acres for joint preserve;
- A minimum of 16 acres for public school site and public recreation site;
- Approximately 66 acres for housing/mixed use; and

WHEREAS, Orange County along with the Towns of Carrboro and Chapel Hill contracted with a community engagement firm in 2023 and the efforts included 3 community

workshops, monthly newsletters, Engagement Team meetings, stakeholder interviews, and a Community Engagement Insights Report; and

WHEREAS, Orange County along with the Towns of Carrboro and Chapel Hill also contracted with a design firm to create the September 22, 2024 plan for the Greene Tract that reflects the community's vision, as expressed during the 2024 engagement events; and

WHEREAS, the intent of the process is to create a shared vision with the community and elevate the voices of the Historic Rogers Road Neighborhood to ensure their priorities are part of the September 22, 2024 plan; and

WHEREAS, the September 22, 2024 plan process has included three interactive design workshops with community input and is before the elected boards for their endorsement; and

WHEREAS, the elected boards' action is an important step in the process in shaping and creating the September 22, 2024 plan for the Greene Tract, a framework for future growth; and

WHEREAS, on September 5, 2024, the Board of County Commissioners, with the support of the Towns of Carrboro and Chapel Hill, approved entering into a contract with the Development Finance Initiative (DFI) at the UNC School of Government to conduct a financial feasibility analysis of the September 22, 2024 plan; and

WHEREAS, the zoning approval process, with the Town of Chapel Hill as the approving agency, is scheduled to commence soon; and

Whereas, this resolution is adopted as a joint property owner, and does not bind the Town to any particular outcome as to the Town's future land use entitlement process; and

WHEREAS, the staff work group along with the respective managers have outlined the next steps for the Greene Tract including:

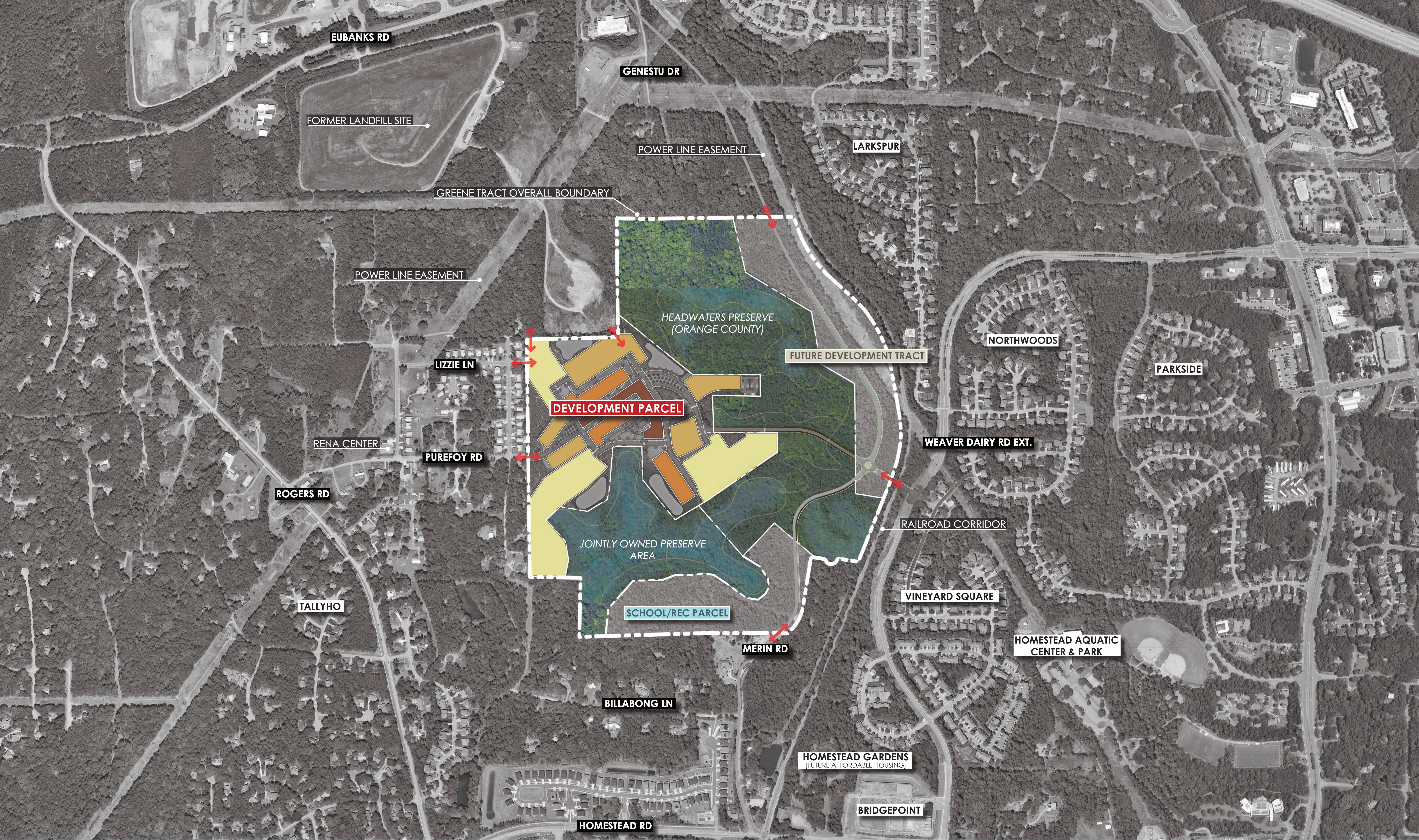
- Conducting a financial feasibility analysis of the September 22, 2024 plan by contracting with the Development Finance Initiative (DFI) at the UNC School of Government, who will also market the project to developers;
- Commencing a zoning approval process with the Town of Chapel Hill as the approving agency; and

WHEREAS, each elected board will consider a similar action in October 2024, receiving presentations from the community engagement consultant and the design firm consultant, and providing direction to their respective staff.

NOW, THEREFORE, BE IT RESOLVED THAT the Town of Chapel Hill Town Council:

1. Receives and endorses the meeting materials for the October 9, 2024 meeting including the September 22, 2024 plan, for the 107-acre joint-owned portion of the Greene Tract for the purposes of continued analysis.
2. Continues to solicit input from the community, specialized staff, and housing partners during the financial feasibility analysis and development agreement process.

This the 9th day of October, 2024.





**GUIDING PRINCIPLE 01**

ACTIVATE STRATEGIC LOCATIONS THROUGHOUT THE DEVELOPMENT FOR COMMON USES THAT BRING MULTI-GENERATIONAL RESIDENTS TOGETHER.

**GUIDING PRINCIPLE 02**

USE BUILT ELEMENTS IN THE PUBLIC REALM TO HONOR AND RESPECT THE HISTORIC ROGERS-EUBANKS COMMUNITY'S RICH, CULTURAL HISTORY.

**GUIDING PRINCIPLE 03**

PROVIDE SERVICES AND RESOURCES WITHIN WALKING DISTANCE THAT SUPPORT YOUTH, FAMILIES, AND THE ABILITY FOR SENIORS TO AGE IN PLACE.

**GUIDING PRINCIPLE 04**

ESTABLISH BUILDING SCALING AND HOUSING DENSITY THAT BUILD ON THE STRENGTHS OF THE SURROUNDING NEIGHBORHOOD.

**GUIDING PRINCIPLE 05**

PRIORITIZE RENTED AND OWNED AFFORDABLE HOUSING AND SUPPORT SPACE FOR SMALL BUSINESSES.

**GUIDING PRINCIPLE 06**

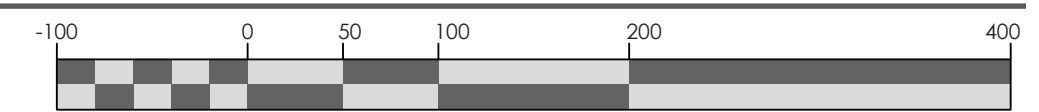
PROVIDE A NETWORK OF SAFE, CONNECTED STREETS AND PUBLIC TRANSIT TO ENABLE MOBILITY FOR RESIDENTS OF ALL AGES AND ABILITIES.

**GUIDING PRINCIPLE 07**

MINIMIZE THE IMPACT OF ROADS AND DEVELOPMENT ON THE NATURAL ECOSYSTEM WITHIN THE PRESERVE AREA.

**GUIDING PRINCIPLE 08**

USE NATURAL AND PAVED SURFACES TO PROVIDE OUTDOOR RECREATION OPPORTUNITIES AND CONNECT TO NEARBY TRAIL NETWORKS.





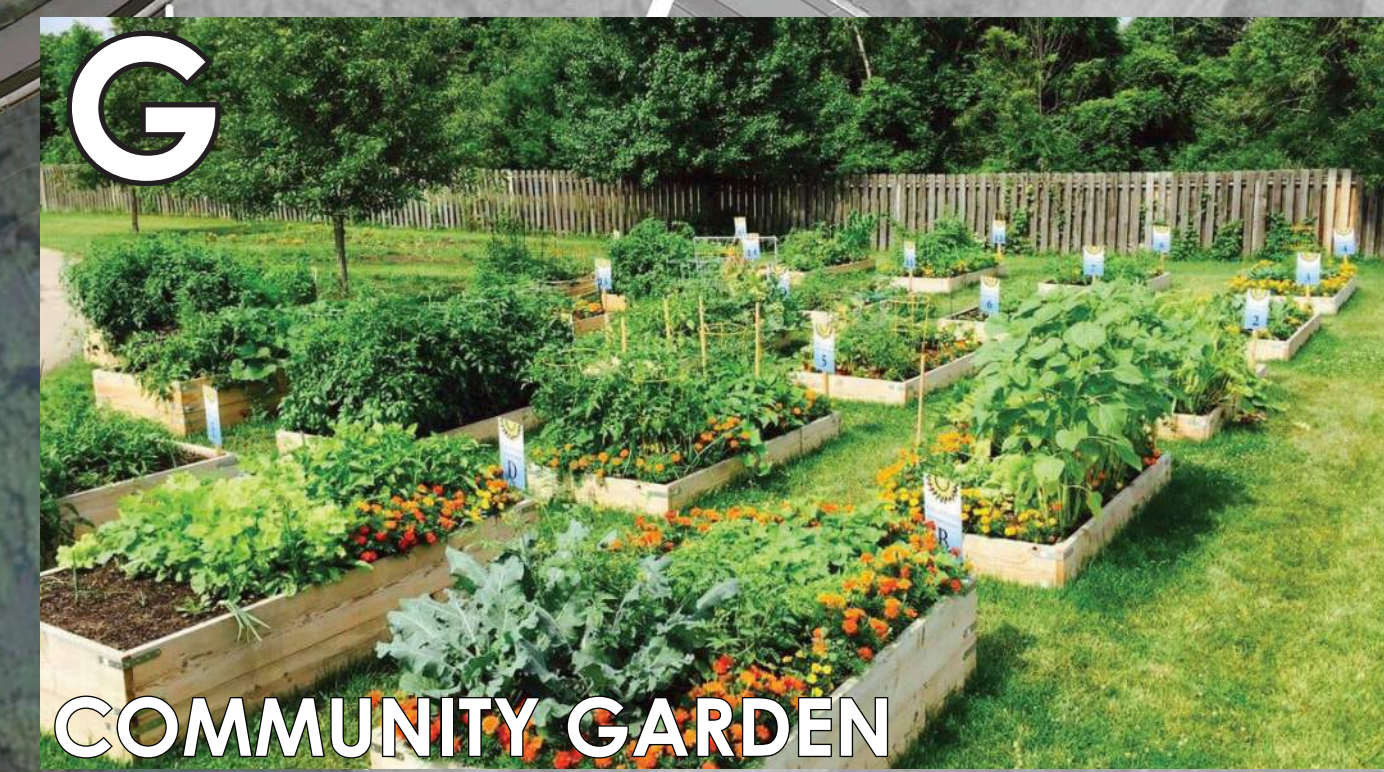
MAP "C"

# GREENE TRACT - CONCEPTUAL MASTER PLAN

## Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024

Z:\1348\31348\_0000\Landscape Architecture\Illustrative\Final Materials\240926\_Greene Tract Master Plan - Final Deliverable



MAP "D"

### GREENE TRACT - OPEN SPACE

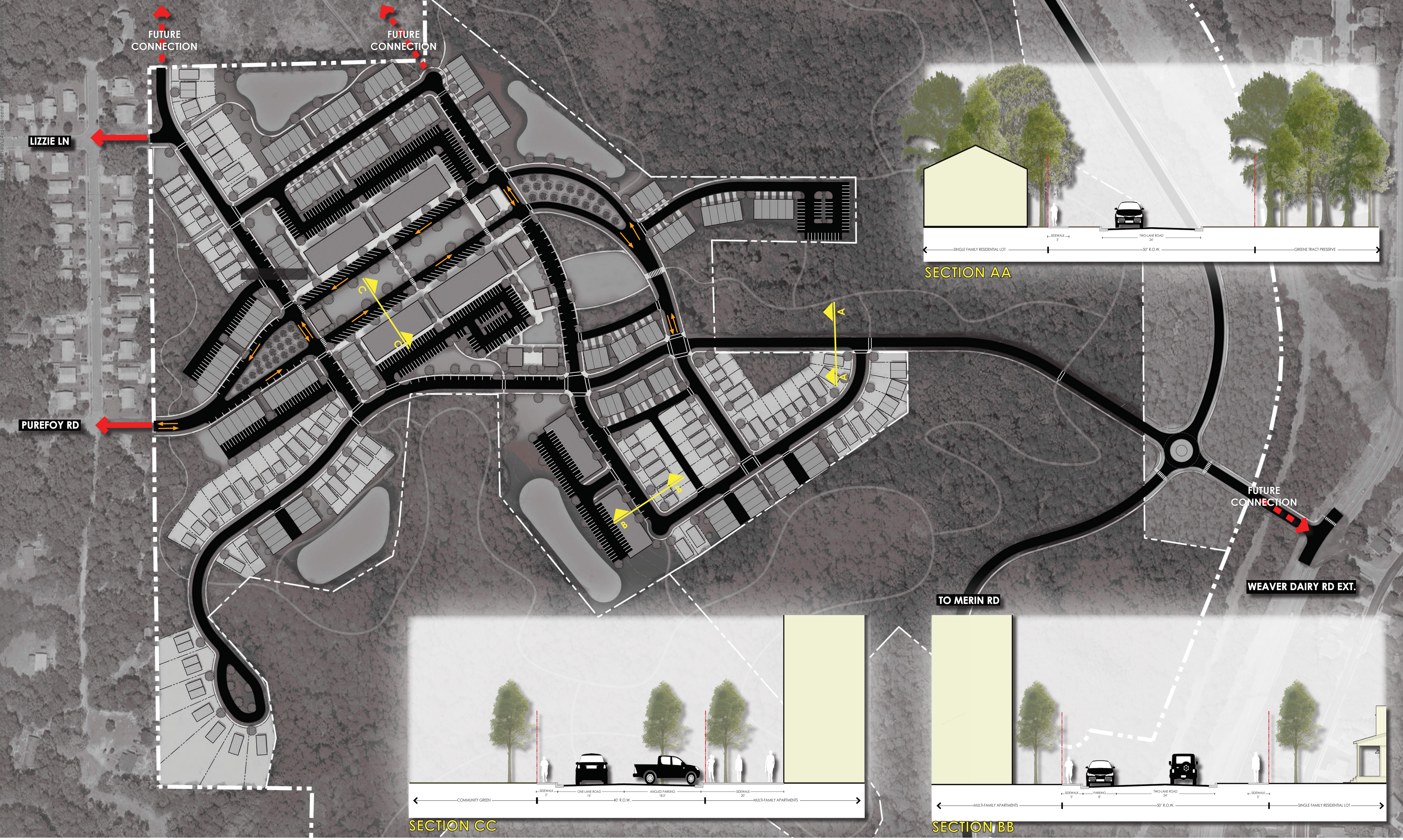
SEPTEMBER 22, 2024

**THOMAS & HUTTON**

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and proper description.

# Orange County | Chapel Hill | Carrboro

SCALE: 1" = 100'-0"



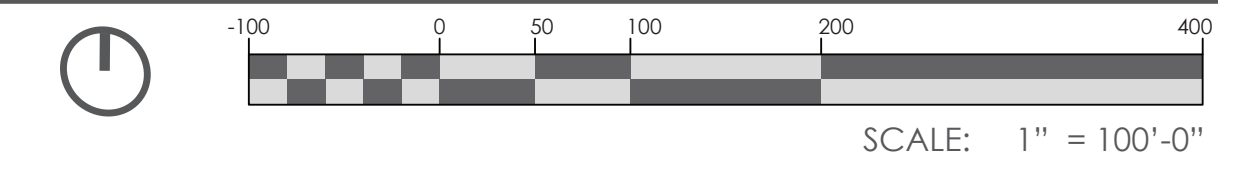
MAP "E"

GREENE TRACT - VEHICULAR NETWORK

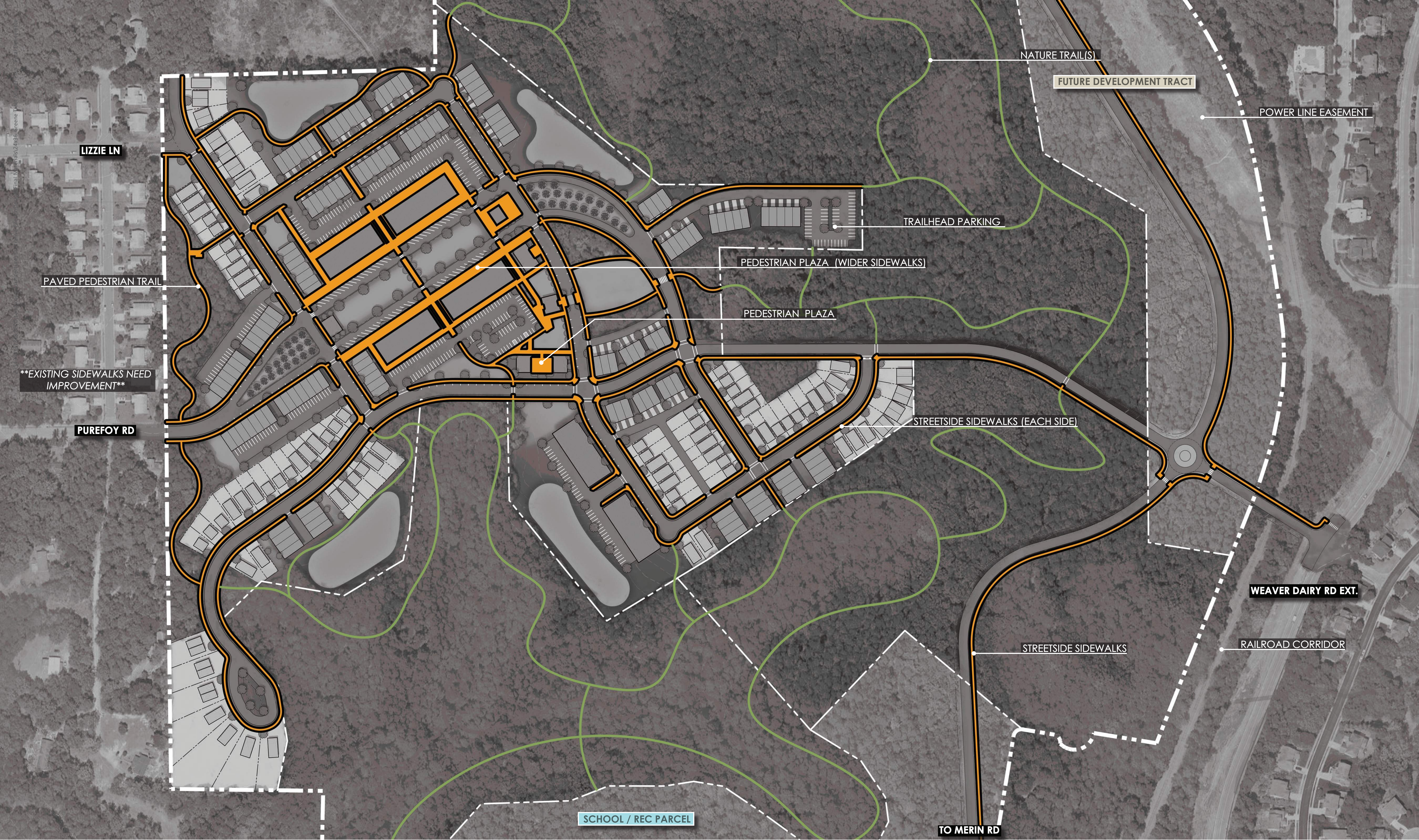
SEPTEMBER 22, 2024

**THOMAS & HUTTON**  
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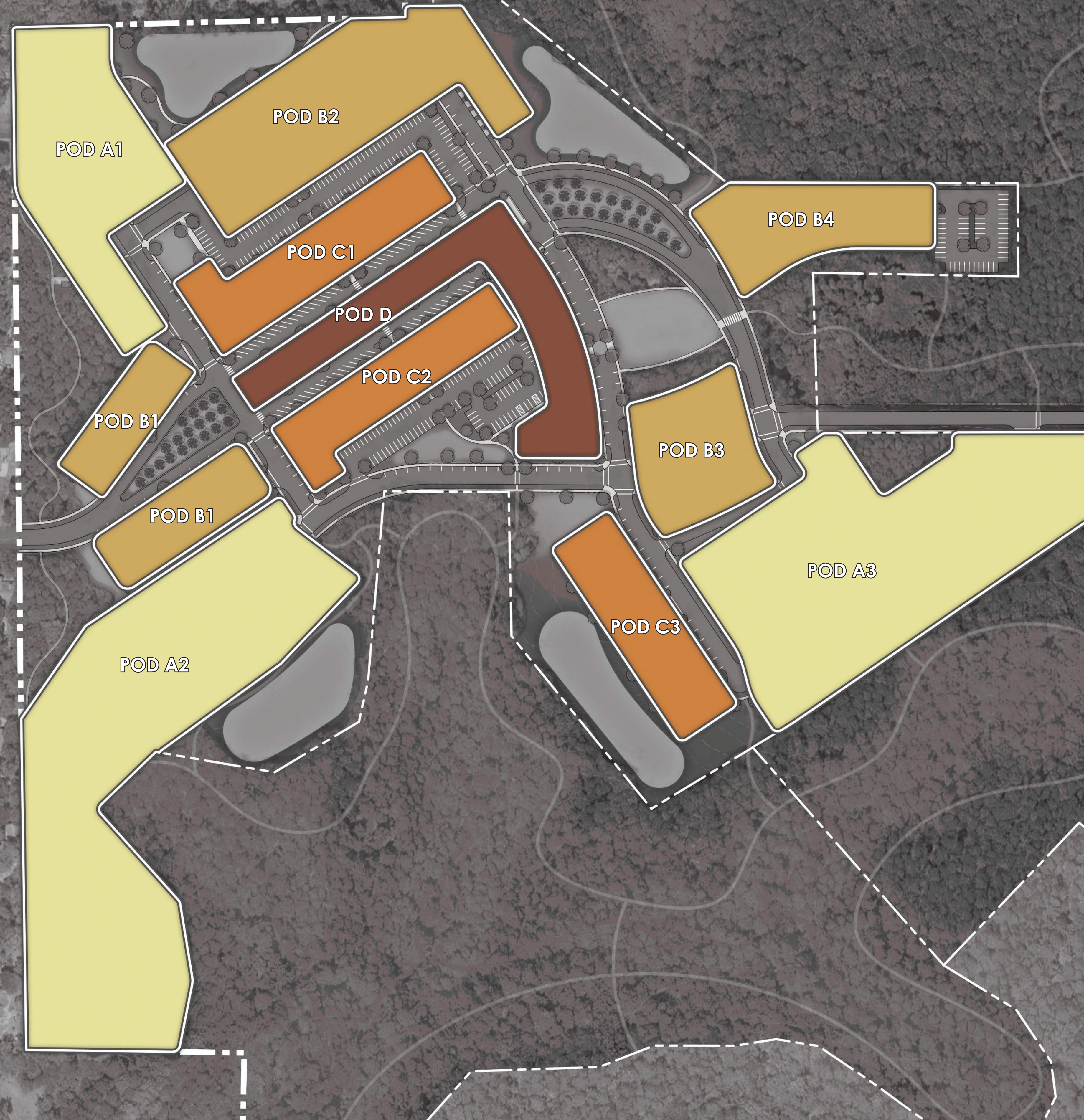
**Orange County | Chapel Hill | Carrboro**







Final Map - 08/15/24 - 4/26/25 - Greene



### POD A1

USE: DETACHED RESIDENTIAL  
 STYLE: SINGLE FAMILY, 2-FAMILY  
 DENSITY: MIN 15 UNITS, MAX 30 UNITS  
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX  
 PARKING: PER UNIT

### POD A2

USE: DETACHED & ATTACHED RESIDENTIAL  
 STYLE: SINGLE FAMILY, 2-FAMILY, TOWNHOMES  
 DENSITY: MIN 35 UNITS, MAX 60 UNITS  
 [MAX 30% TOWNHOMES]  
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX  
 PARKING: PER UNIT

### POD A3

USE: DETACHED & ATTACHED RESIDENTIAL  
 STYLE: SINGLE FAMILY, 2-FAMILY, TOWNHOMES  
 DENSITY: MIN 50 UNITS, MAX 60 UNITS  
 [MAX 30% TOWNHOMES]  
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX  
 PARKING: PER UNIT

### POD B1

USE: ATTACHED RESIDENTIAL  
 STYLE: TOWNHOME  
 DENSITY: MIN 25 UNITS, MAX 40 UNITS  
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX  
 PARKING: PER UNIT WITH REAR  
 LOADED SURFACE OR GARAGE

### POD B2

USE: ATTACHED RESIDENTIAL  
 STYLE: TOWNHOME  
 DENSITY: MIN 40 UNITS, MAX 60 UNITS  
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX  
 PARKING: PER UNIT WITH FRONT  
 LOADED GARAGES

### POD B3

USE: ATTACHED RESIDENTIAL  
 STYLE: TOWNHOME  
 DENSITY: MIN 15 UNITS, MAX 25 UNITS  
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX  
 PARKING: PER UNIT WITH REAR  
 LOADED SURFACE OR GARAGE

### POD B4

USE: ATTACHED RESIDENTIAL  
 STYLE: TOWNHOME  
 DENSITY: MIN 15 UNITS, MAX 25 UNITS  
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX  
 PARKING: PER UNIT WITH FRONT  
 LOADED GARAGES

### POD C1

USE: MULTI-FAMILY RESIDENTIAL  
 STYLE: APARTMENT, CONDOMINIUM,  
 DENSITY: MIN 100 UNITS, MAX 130 UNITS  
 UNIT SIZE: 500 SF MIN / 1,500 SF MAX  
 HEIGHT: 3 STORY MIN / 4 STORY MAX.  
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

### POD C2

USE: MULTI-FAMILY RESIDENTIAL  
 STYLE: APARTMENT, CONDOMINIUM,  
 DENSITY: MIN 100 UNITS, MAX 130 UNITS  
 UNIT SIZE: 500 SF MIN / 1,500 SF MAX  
 HEIGHT: 3 STORY MIN / 4 STORY MAX.  
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

### POD C3

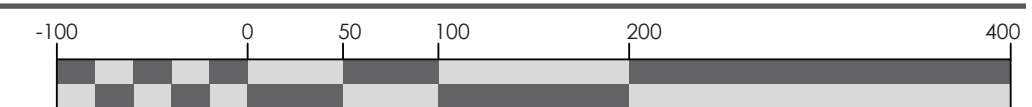
USE: MULTI-FAMILY RESIDENTIAL  
 STYLE: APARTMENT, CONDOMINIUM,  
 DENSITY: MIN 70 UNITS, MAX 100 UNITS  
 UNIT SIZE: 500 SF MIN / 2,000 SF MAX  
 HEIGHT: 3 STORY MIN / 5 STORY MAX.  
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

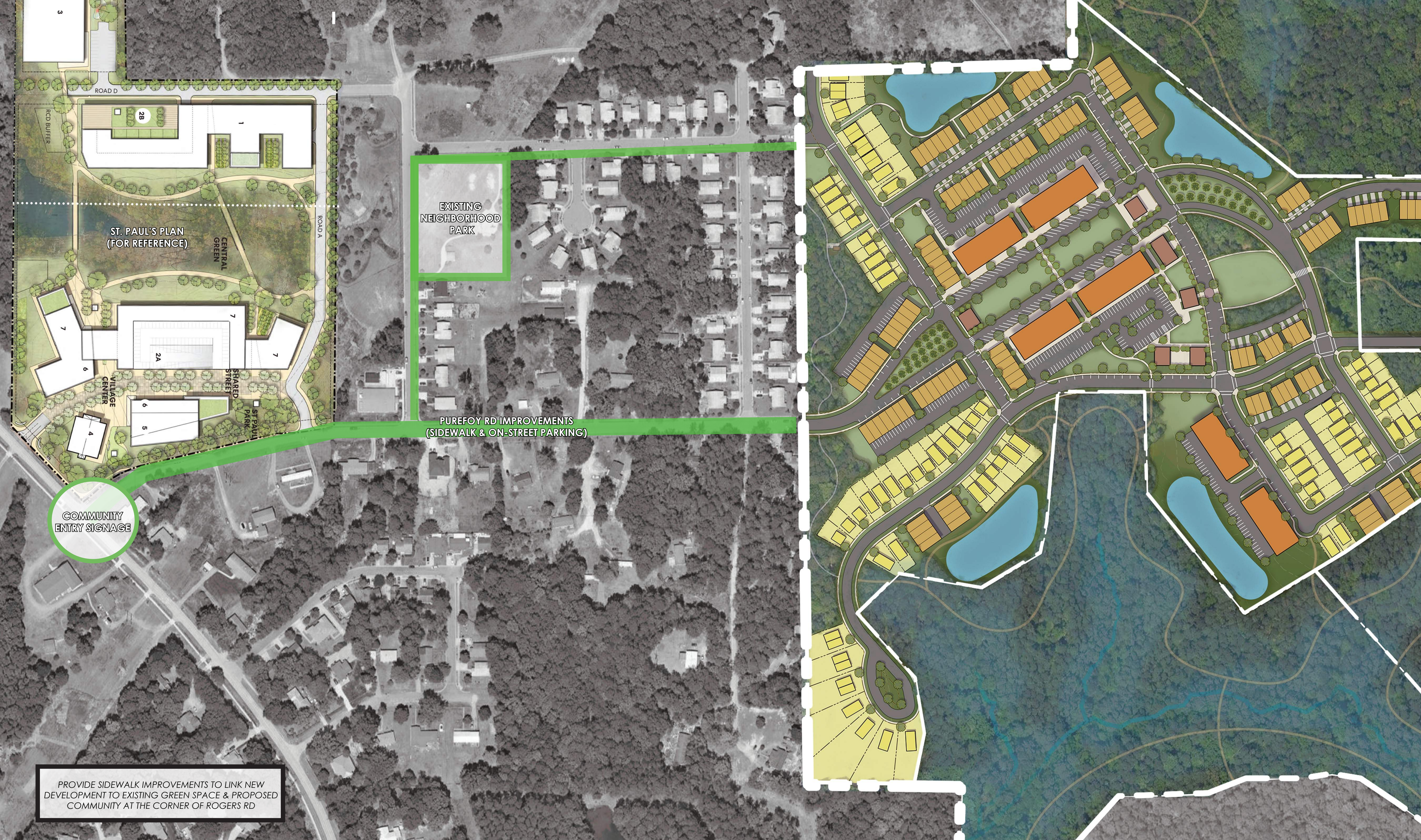
### POD D

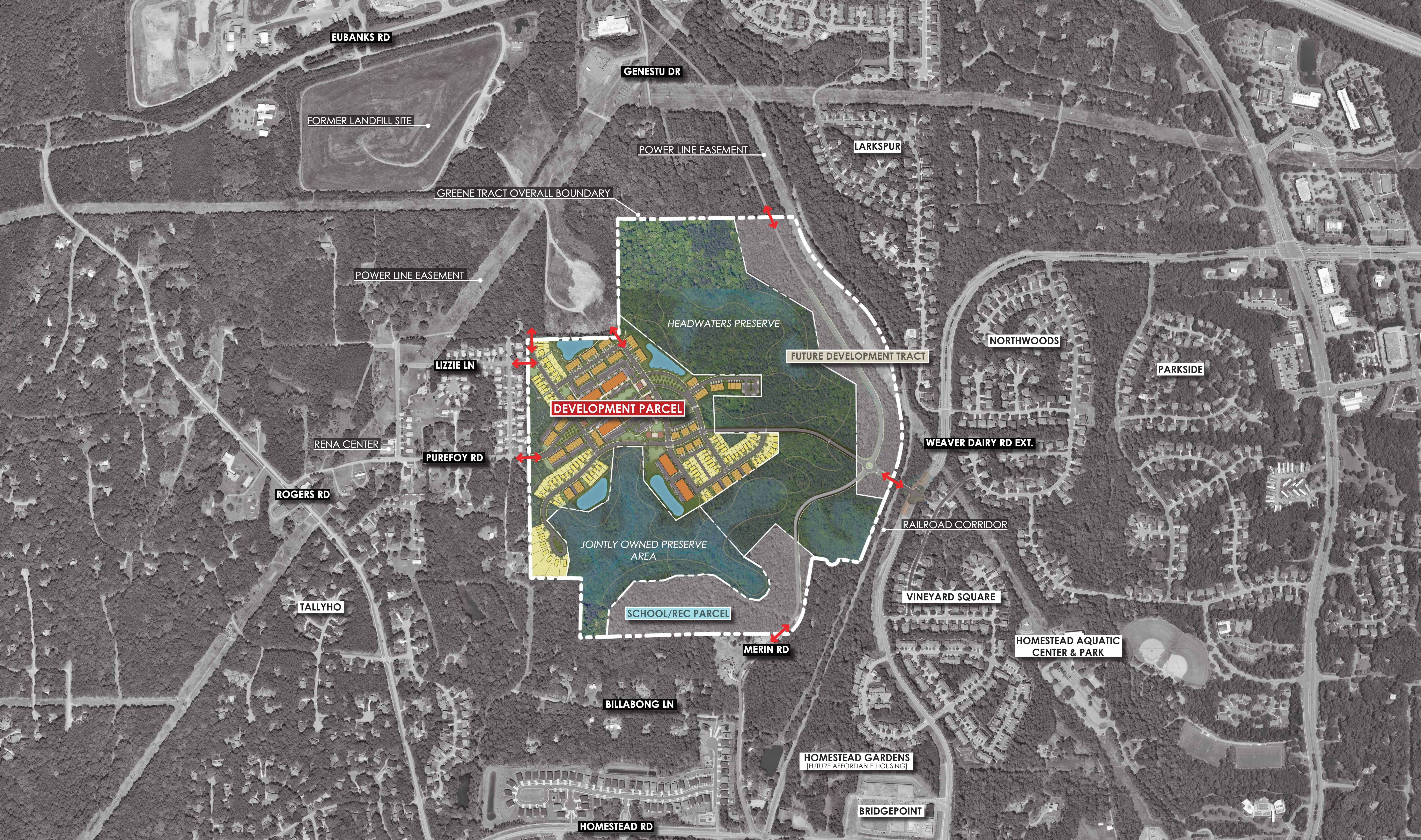
HEIGHT: 1 OR 2 STORY  
 SIZE: 10,000 SF MIN / 25,000 SF MAX  
 PARKING: PER LUMO  
 POTENTIAL USES:  
 + BARBER SHOP / HAIR SALON  
 + MEDICAL CLINIC  
 + DAY CARE  
 + POLICE / FIRE

### ALL RESIDENTIAL USES MAY INCLUDE:

- +TINY HOMES
- +MICRO APARTMENTS
- +VETERAN HOUSING
- + SENIOR HOUSING
- + CO-LIVING
- + ACCESSORY DWELLING UNITS







Greene Tract Timeline

	2024												2025											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>Community Engagement Consultant</b>																								
Planning & Strategy																								
Engagement Implementation																								
Synthesis & Initial Design Recommendations																								
Design Alignment & Ongoing Outreach																								
Workshops				★		★			★															
Final Recommendations & Master Plan Report																								
Monthly Newsletters																								
<b>Master Plan Consultant</b>																								
Development Constraints and Opportunities																								
Development Regulations and Recommendations																								
2 Conceptual Plan																								
Final Master Plan																								
DFI iterations																								
<b>DFI</b>																								
Contract & MOU Modification																								
Examine Current Conditions																								
Market Analysis																								
Site Analysis																								
Financial Analysis & Strategy																								
Identify Private Partner(s)																								
Master Development Partner Solicitation																								
<b>Chapel Hill Entitlement</b>																								
Technical Staff Input																								
Public Engagement (on-going)																								
Application Standards																								
Chapel Hill Council Approval																								
<b>Annexation</b>																								
Property Owners Request																								
Chapel Hill Council Approval																								
<b>Communication Plan</b>																								
Community/Stakeholder Engagement																								
RENA/Phoenix Place/Church of Advocate																								
Public Outreach/Newsletter																								
Elected Boards																								
			As Needed																					