



CONSIDER ADOPTING GREENE TRACT RESOLUTION FOR RECOMBINATION PLAT AND CONCEPTUAL PLAN

STAFF REPORT

TOWN OF CHAPEL HILL
 Maurice Jones, Town Manager
 Colleen Willger, Planning Director
 Judy Johnson, Assistant Planning Director

PROPERTY ADDRESS Greene Tract property (located east of Purefoy Road)	MEETING DATE November 17, 2021
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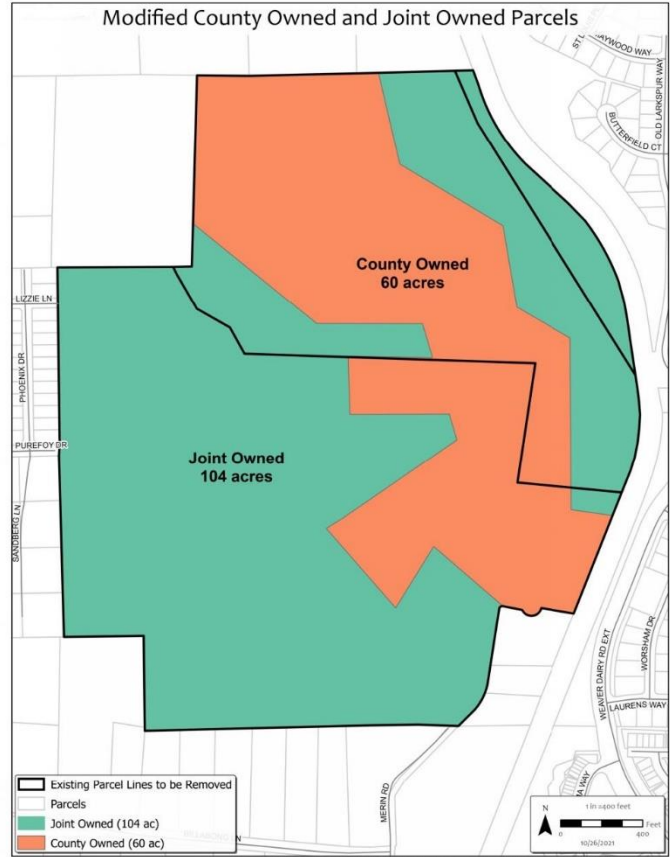
STAFF’S RECOMMENDATION
 That the Council consider adopting the attached resolution, which would approve a draft recombination plat and conceptual plan for Towns of Chapel Hill and Carrboro and Orange County to move forward in their pursuit of development on the Greene Tract.

UPDATE
 This resolution includes a culmination of work and contributions including the community, planning, environmental, surveying, transportation, and engineering staff, and the Managers, Mayors, and Chair (MMC) group. The resolution continues efforts outlined in the April 7, 2021 [Memorandum of Understanding \(Interlocal Agreement\)](#)¹ and the January 22, 2020 [Greene Tract Resolution for a Path Forward](#)². The main elements of the current resolution include the following:

- Approve the draft recombination plat.
 This will allow for modifications to the County-owned tract (60 acres) and Joint-owned (Chapel Hill, Carrboro, and Orange County ownership) tract (104 acres). Additional maps illustrating the modifications to the existing Greene Tract parcel lines and illustrate the exchange of acreage from Joint ownership to County ownership and County ownership to Joint ownership. The maps are related to land owner and transfer changes which may occur through the recombination process.
- Approve the Greene Tract Conceptual Plan.
 This will allow for land uses and acreages, originally designated in the January 2020 Greene Tract Resolution, to be identified and located on a conceptual plan. The Greene Tract Conceptual Plan is a proposed schematic for future planning purposes and shall not be considered a development plan or application. The following land uses and acreages are designated on the plan:
 - Headwaters Preserve – 60 acres
 - Greene Tract Preserve – 22 acres
 - Development – 66 acres
 - Public School and Recreational site – 16 acres
- Authorize Managers to sign the final recombination plat as the property owners for the three local governments.

Once the draft recombination plat is approved as part of this Resolution, Town staff will move forward with completing the final recombination plat. This action will allow for the County and Town Managers to sign the recombination plat as owners.

- Continue to solicit input from the public, governing boards, specialized staff, and housing partners, during the master plan and development agreement process.



COMMUNITY OUTREACH

The three jurisdictions conducted two outreach events to update the community on the status of the Greene Tract and to receive feedback on the draft conceptual plan. The events were held in-person event on Sunday, November 7, 2021, and a virtual engagement session on Monday November 8, 2021. A summary of the key issues and comments received has been included as an attachment.

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4900329&GUID=EE50F873-4A6E-49C3-89E8-F8C39C97D897>
² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4309602&GUID=F9F440F6-543B-4E9B-8274-7D0F412B5440>

BACKGROUND

The Greene Tract is a 164-acre parcel of which 104 acres are jointly owned by Orange County and the Towns of Carrboro and Chapel Hill. Orange County solely owns 60 acres of the property that have been designated as the Headwaters Preserve.

Over the past several years, mayors from the Towns of Carrboro and Chapel Hill along with the Orange County Commissioners Chair have met to consider preservation and development options for the Greene Tract. The Interlocal Agreement between Orange County and the Towns of Carrboro and Chapel Hill adopted by the Town of Chapel Hill on [April 7, 2021](#)³ provided a decision-making process for the three governments and agreed to the intent that the property is to include mixed use and affordable housing, a school site with public recreation component, a joint preserve area, and connectivity.

The Greene Tract is within the Chapel Hill’s planning jurisdiction. Any development proposal process would require agreement from Chapel Hill, Carrboro and Orange County and would also be subject to the Town’s land use management regulations.

ATTACHMENT	<ol style="list-style-type: none">1. Draft Staff Presentation (<i>to be distributed</i>)2. Resolution3. Illustrative Recombination proposal and Greene Tract Update
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³ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4900329&GUID=EE50F873-4A6E-49C3-89E8-F8C39C97D897>



TECHNICAL REPORT

PROJECT OVERVIEW

November 2021 Community Open House and Virtual Meeting

Local government staff members conducted two outreach events in order to update the community on the status of the Greene Tract, present the draft resolution and conceptual plan, review next steps, and receive any questions or comments.

- Sunday, November 7 - In-person Open House at RENA
- Monday, November 8 - Virtual Engagement Session

Information regarding these events, including comments and questions received at both events, can be found at the following link: <https://www.orangecountync.gov/2127/Greene-Tract>. A summary of key themes and comments received at these events will be shared at the Council meeting.

2021 Greene Tract Interlocal Agreement⁴

The *Interlocal Agreement Between Orange County and the Towns of Carrboro and Chapel Hill Regarding the Current and Future Use of the Jointly Owned Greene Tract* adopted by the three local governments in April 2021 provided a decision-making process for the three local governments and other key elements including:

- Required that the parties act jointly in selecting professional services; entering into development agreements; engaging in public outreach; receiving public input; assigning the Mayors, Chair, and Managers to form a working group to negotiate ultimate uses of the Greene Tract before submitting their recommendations to the governing boards of the parties; and reaching final determinations of the ultimate uses of the property within 18 months of execution of the Agreement;
- Agreed that the initial intent of the parties is for the property to include mixed use (e.g. residential and/or low intensity commercial, service uses, and maker/incubator space, which serve the needs of the surrounding neighborhoods) affordable housing, a school site with a public recreation component, a joint preserve area, and connectivity (pedestrian, vehicular, utility, transportation).

Modifications to the County-Owned (Headwaters Preserve) and Joint-Owned Tracts

Over the summer, planning, environmental, stormwater, transportation, surveying, and engineering staff met to review the findings of the Greene Tract Environmental Assessment and discuss other key elements (i.e. connectivity, green space, infrastructure, land use, transit, etc.) in order to assist in determining the modified parcel lines of the County-owned (60 acres) and Joint-owned (107 acres) tracts.

One of the main goals of this process was to encompass the most environmentally sensitive features of the Greene Tract within the County-owned (Headwaters Preserve) or future Greene Tract Preserve areas. The purpose of this was to protect and preserve these areas in the future while balancing development goals of the Greene Tract related to affordable and

⁴ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4900329&GUID=EE50F873-4A6E-49C3-89E8-F8C39C97D897>

mixed income housing (housing which is affordable to residents at different income levels) needs and the public school and recreational site. In order to achieve this, environmental staff reviewed preservation plans from 2019 and the Environmental Assessment, completed fieldwork, and drafted new parcel lines for the County-owned and Joint-owned tracts. The proposed parcel lines were presented to the Mayors, Managers, and County Commissioner Chair (MMC) for their review. Based on comments received from the MMC, land use acreages designated in the 2020 Resolution, and additional analysis and fieldwork, modified parcel lines for the County- and Joint-owned tracts were drafted (attachment). The final draft of the proposed County-owned and Joint-owned parcels was utilized in preparing the draft recombination plat and conceptual plan contained in Resolution.

Greene Tract Environmental Assessment

The Greene Tract Resolution for a Path Forward initiated the drafting of an environmental assessment in order to obtain site-specific information on environmental and cultural conditions present on the Greene Tract. Following a Request for Proposal (RFP) and bid process, SynTerra was selected to complete the Environmental Assessment. Beginning in May 2020, SynTerra reviewed background information, conducted fieldwork, and completed an environmental analysis of the Greene Tract. The final assessment was presented to the local governments in July 2020 and can be found at the following link:

<https://www.orangecountync.gov/DocumentCenter/View/14103/2020-Greene-Tract-Environmental-Assessment>.

Greene Tract Resolution for a Path Forward⁵

In January 2020, the Towns and County adopted the 2020 Greene Tract resolution. Not only did this resolution identify land use acreages for the Greene Tract and initiate an environmental assessment, but it also initiated the drafting of an Interlocal Agreement between the three jurisdictions.

BACKGROUND

The Greene Tract is a 167 acre parcel of which 107 acres is jointly owned by Orange County/Chapel Hill/Carrboro and 60 acres owned by Orange County (Headwaters Preserve). The parcel is located east of the Rogers Road community within the Town of Chapel Hill's ETJ (Extra-Territorial Jurisdiction).

In May 2017, a joint staff work group began to examine the preservation and development potential of the Greene Tract. This process included specific elements and goals including, but not limited to:

- Incorporate a future elementary school and park site,
- Preserve valuable environmental features and corridors,
- Protect historical and cultural resources,
- Encourage cost effective infrastructure, and
- Identify areas for future development.

⁵ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4309602&GUID=F9F440F6-543B-4E9B-8274-7D0F412B5440>