



**CONSIDER ADOPTING GREENE TRACT RESOLUTION**

**STAFF REPORT**

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

**PROPERTY ADDRESS**

Greene Tract property (located east of Purefoy Road)

**BUSINESS MEETING DATE**

April 2, 2019

**STAFF'S RECOMMENDATION**

That the Planning Commission consider recommending that the Council adopt the attached Resolution, agreeing to adjust the property lines of the tract and to adjust the County-owned Headwaters Preserve, create a jointly-owned preservation area, designate a future school site, and conceptually agree to consider development of the remaining approximately 65 acres.

**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.

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

At the Council's [June 6, 2018](#)<sup>1</sup> work session, the Council considered reconfiguration of the Headwaters Preserve, preservation of a school site, and housing options. The Town of Carrboro's Board of Aldermen considered the item at its [June 12, 2018](#)<sup>2</sup> meeting. The Orange County Board of Commissioners supported the modifications at its [February 20, 2018](#)<sup>3</sup> meeting.

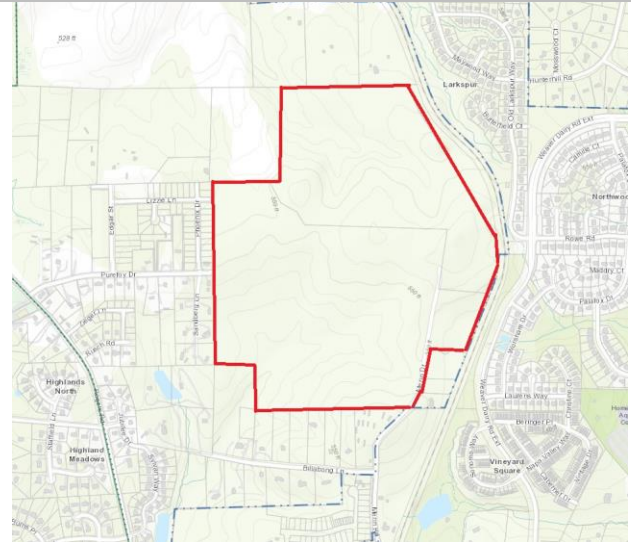
[Orange County Commissioners](#)<sup>4</sup> and [Town of Carrboro](#)<sup>5</sup> Board of Aldermen have adopted similar resolutions in February 2019.

**DECISION POINTS**

- Adopt joint resolution to modify the Greene Tract. The three elected Boards will consider adopting the attached resolution approving a recombination of the Headwaters Preserve, designation of a school site, designation of a jointly-owned preservation area, and conceptually agreeing to consider development of the remaining 65 acres.
- If the three elected boards adopt the resolution, the joint staff work group will begin these next steps:
  - Draft and process a recombination survey;
  - Hold a community input meeting;
  - Draft land use options and development strategies for review and agreement of the three elected boards;
  - Outline next steps towards achieving development strategies including preparing a Request for Qualifications (RFQ) for potential development.
  - Initiate the procedural steps necessary to achieve the transfers of ownership

**ATTACHMENT**

1. Resolution
2. Exhibit 1, Greene Tract Proposed Future Land Use Map
3. Exhibit 2, Greene Tract Ownership Status-Transfer Map



<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3520531&GUID=3D902D3C-0A67-48C7-A405-1B1E4BB922D6&Options=&Search=>

<sup>2</sup> <https://carrboro.legistar.com/LegislationDetail.aspx?ID=3524263&GUID=5A5C9040-C243-4557-B963-1661C84C19A8&Options=&Search=>

<sup>3</sup> <http://server3.co.orange.nc.us:8088/WebLink8/DocView.aspx?id=49938&dbid=0>

<sup>4</sup> <http://server3.co.orange.nc.us:8088/WebLink8/DocView.aspx?id=57594&dbid=0>

<sup>5</sup> <https://carrboro.legistar.com/LegislationDetail.aspx?ID=3857751&GUID=3278F55F-793F-4689-9052-A743A46DD9F7>