



# TOWN COUNCIL

11.17.2021

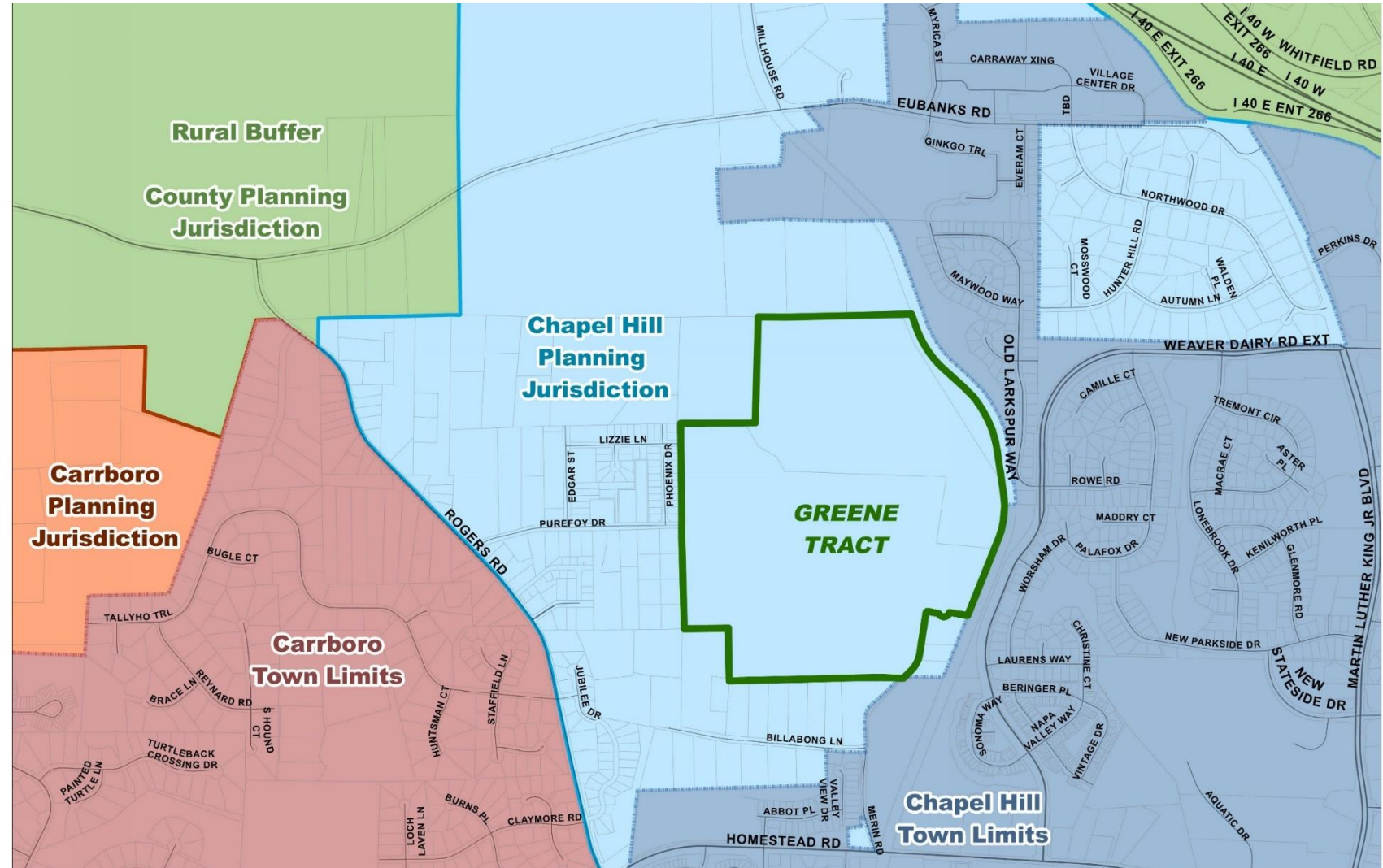
## Greene Tract





# RECOMMENDATION

- Receive comments
- Consider adopting Resolution 15





# GREENE TRACT

---





# BACKGROUND

---

1. <http://www.orangecountync.gov/2127/Greene-Tract>
2. May 2016 - Rogers Road: *Mapping our Community's Future*
3. January 22, 2020 Council Resolution
  - Pursue Environmental Assessment
  - Draft MOU for decision-making
  - 22 acres of joint preserve
  - 16 acres for school site and recreation facility
  - 66 acres for housing/mixed use
4. April 2021 Greene Tract MOU/ILA



# LAND USE NEEDS AND GOALS

---

1. Promote affordable and mixed-income housing opportunities
2. Preserve valuable environmental features including tree canopy, open space, stream buffers, and wildlife corridors
3. Protect historic and cultural resources
4. Promote cost effective infrastructure
5. Incorporate school and recreation site
6. Earmark development areas for mixed-income housing and mixed-use potential



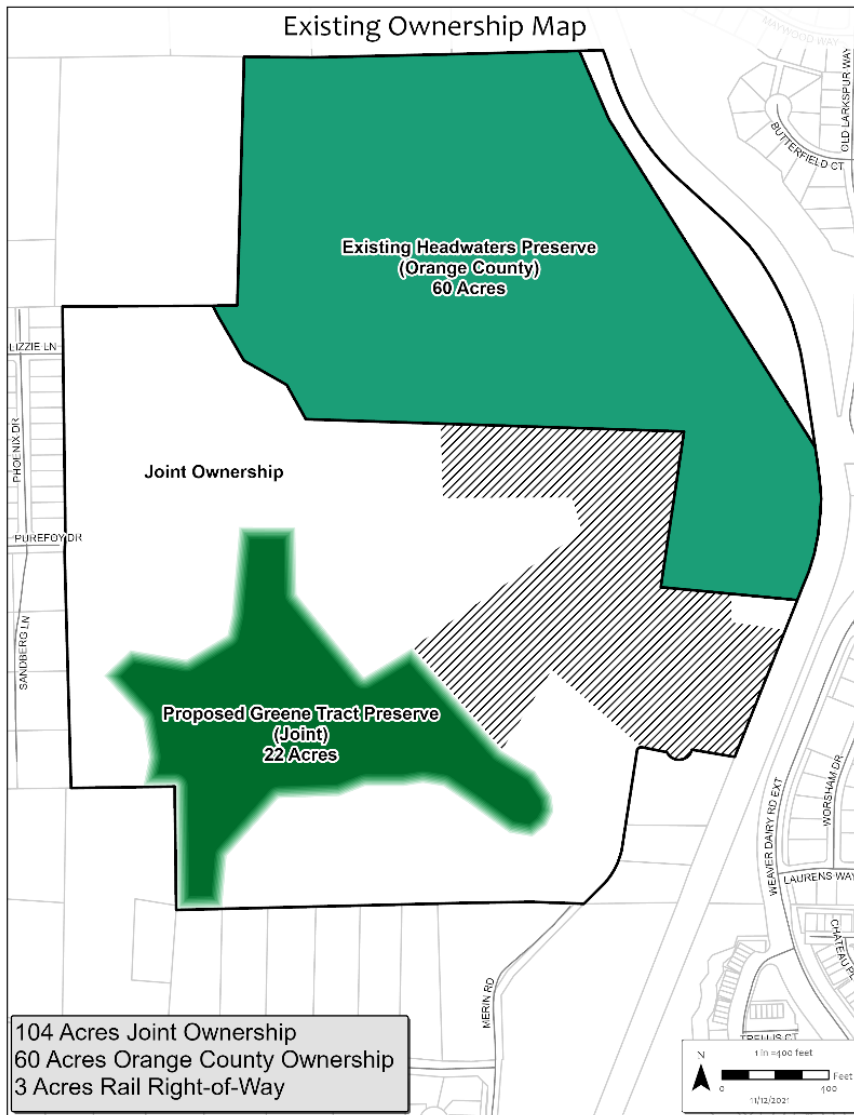
# RESOLUTION SUMMARY

---

1. Approve the Draft Recombination Plat modifying
  - County-owned tract (60 acres) and
  - Joint-owned tract (104 acres).
2. Approve the Greene Tract Conceptual Plan
  - This will allow for land uses and acreages, originally designated in the 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.
3. Authorize Managers to sign the final recombination plat as the property owners for the three local governments.
4. Continue to solicit input from the public, governing boards, specialized staff, and housing partners, during the master plan and development agreement process.

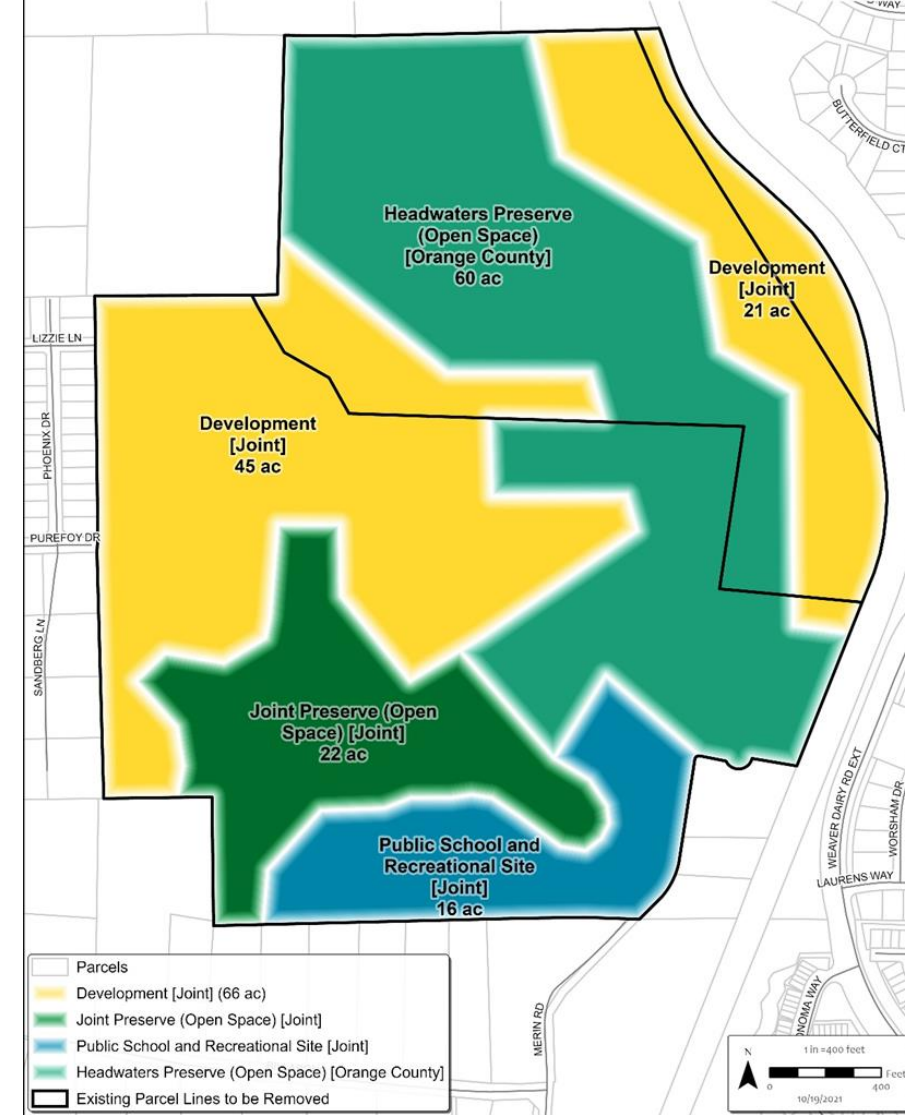


# LAND USE CONFIGURATION



Property Assessment

Public Outreach





# PUBLIC INPUT

---

1. Environmental Assessment Video – April 2021
2. In-person Open House - November 7, 2021
  - Approximately 125 attendees
  - 34 comment cards submitted
3. Virtual meeting - November 8, 2021
  - 124 registered attendees
  - Responses to Comments and Questions being prepared





# PARTNERS

---

Board	Recommendation
Carrboro Council	Approval 7-0
Orange County Commissioners	Approval 7-0



# NEXT STEPS

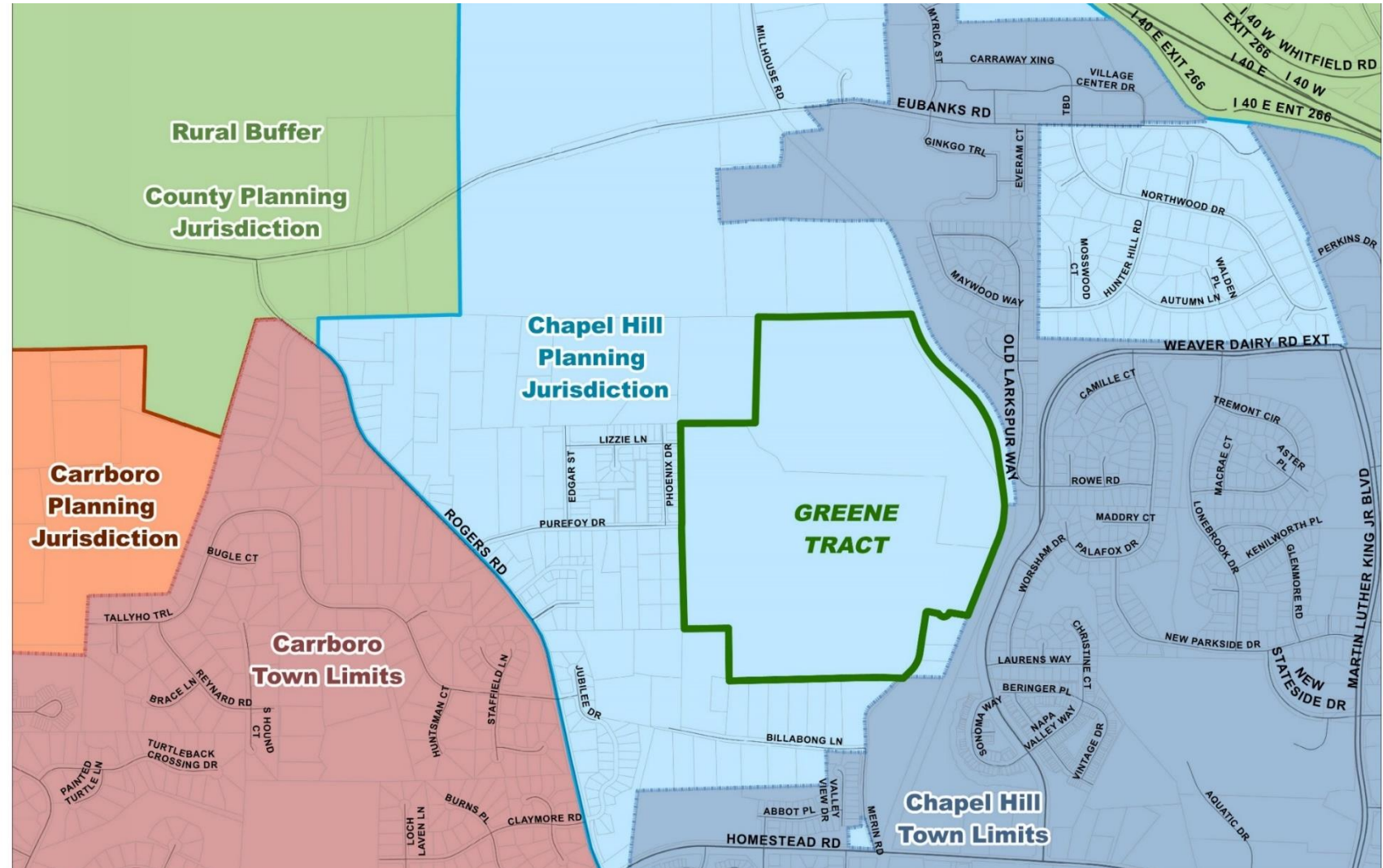
---

1. Continue engagement with our housing partners
2. Continue engagement with the Rogers Road neighborhood
3. Develop and Refine preservation and development goals
4. Public outreach and engagement
5. Host community meetings on development topics (ie. density, access, housing types, infrastructure)
6. Continue working with CHCCS on school site

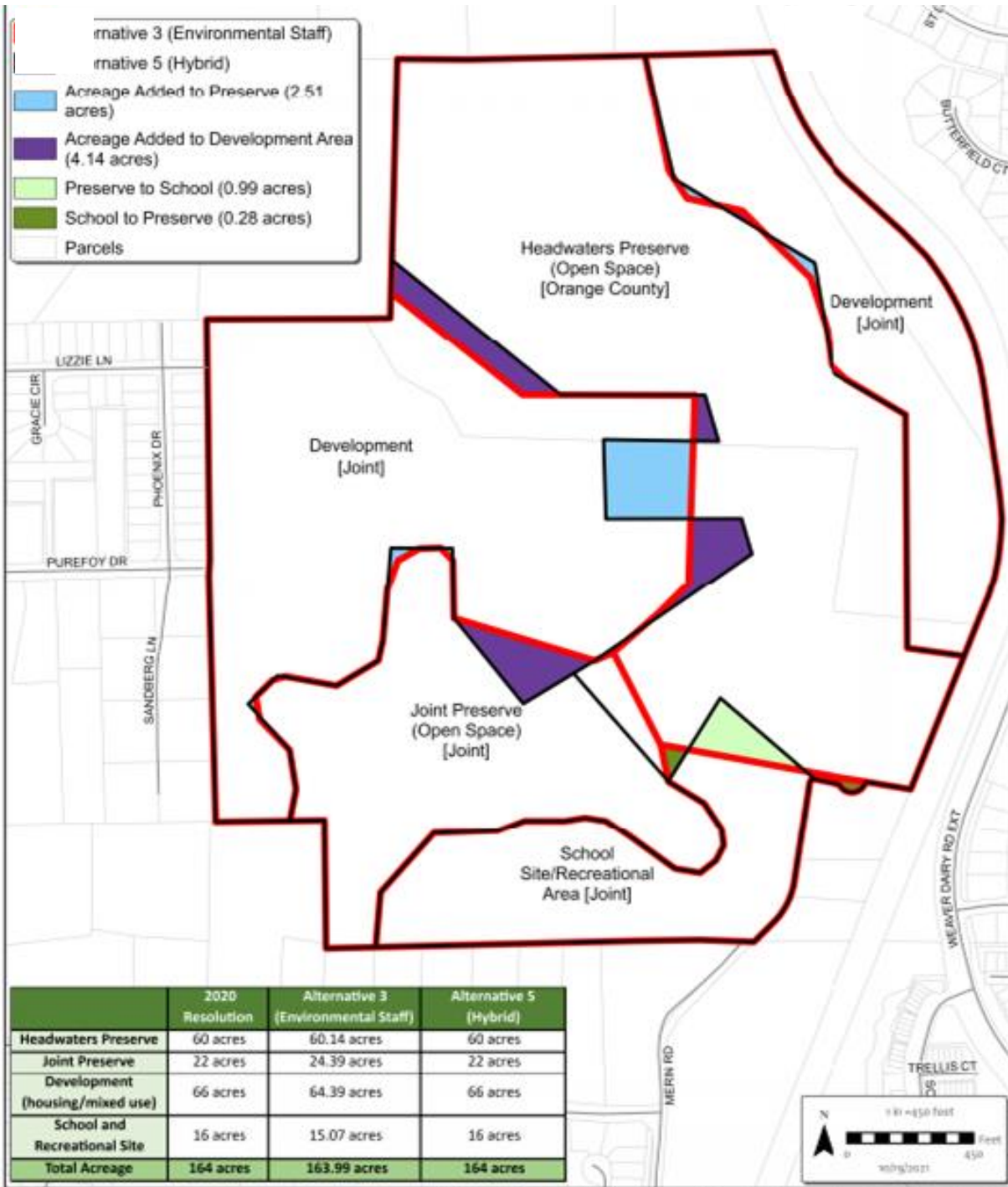


# RECOMMENDATION

- Receive comments
- Consider adopting Resolution 15



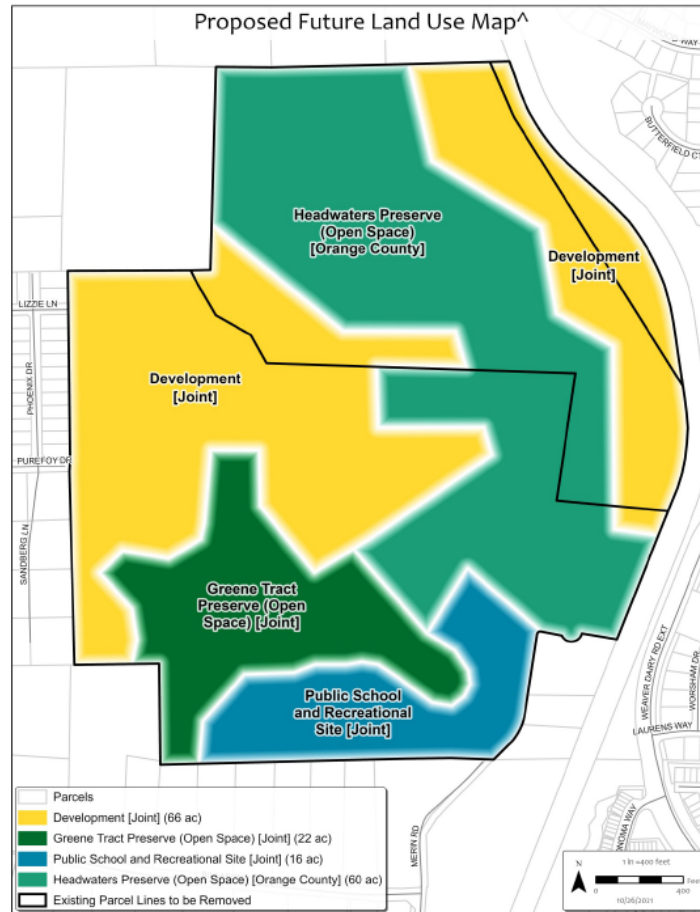






# Greene Tract Conceptual Plan

The Greene Tract Conceptual Plan is a proposed schematic for future planning purposes. It shall not be viewed or categorized as a regulatory development application, development plan, or any other regulatory related zoning and/or land use application, plan, or document.



## Proposed Future Land Use Definitions

- 1. Headwaters Preserve (County Owned):** 60 acres deeded to Orange County in 2000 under provisions of the 1999 Interlocal Agreement for Solid Waste and considered for protection by the Towns and County in the 2002 Joint Greene Tract Resolution. Would allow for installation of infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as necessary with minimized land disturbance. Orange County Board of Commissioners may consider protecting its 60 acres of the Greene Tract by executing a conservation easement.
- 2. Greene Tract Preserve:** Approximately +/-22 acres\* designated for future joint preservation. Area preliminarily identified as having environmental attributes such as streams/buffers, wetlands, or significant trees and wildlife habitats. Would allow for installation of infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as necessary with minimized land disturbance. Carrboro Town Council, Chapel Hill Town Council, and Orange County Board of Commissioners may consider protecting the area shown on the conceptual plan as Greene Tract Preserve by executing a conservation easement.
- 3. Development:** Approximately +/-66 acres\* for future development. The location for this land use is based on site elevations and proximity to existing infrastructure. This area will allow for appropriate development based on land suitability, public services, available infrastructure, accessibility to activity centers, and surrounding land uses. Affordable and mixed income housing is of primary interest. The area may support low intensity commercial, service uses, and maker/incubator space, which serve the needs of the surrounding neighborhoods, limit conflicts with the adjacent community, and are compatible with the surrounding residential development. The area will not be utilized predominantly for commercial purposes. The proposed 21 acres along the eastern side of the Greene Tract will remain as public owned and undeveloped land in the short term, but may be evaluated for development in the future (10—20 years) depending on the needs at that time.
- 4. Public School and Recreational Site:** Approximately +/-16 acres\* dedicated for a future school and outdoor recreational site. This area will remain as public jointly owned land until needed for a future school and/or is developed consistent with joint school/park facilities. Acreage will be freely dedicated for recreational purposes by the joint governments.

\* Acreage may deviate up to 15%  
 ^ Proposed parcel lines are based on draft GIS mapping and preliminary survey work. Final parcel lines may deviate marginally once final survey work is complete.

