



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Legislation Details (With Text)

File #: [21-0301] **Version:** 1 **Name:**
Type: Discussion Item **Status:** Passed
File created: 3/23/2021 **In control:** Town Council
On agenda: 4/7/2021 **Final action:** 4/7/2021

Title: Consider a Request to Sign a Memorandum of Understanding Regarding the Current and Future Use of the Jointly-Owned Greene Tract.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Staff Presentation, 2. Memorandum of Understanding (Interlocal Agreement), 3. Staff Presentation, 4. Emails From the Public, 5. Revised MOU, 6. Council Questions with Staff Response, 7. A RESOLUTION AUTHORIZING THE TOWN MAYOR TO SIGN THE MEMORANDUM OF UNDERSTANDING REGARDING THE CURRENT AND FUTURE USES OF THE JOINTLY-OWNED GREENE TRACT (2021-04-07/R-12)

Date	Ver.	Action By	Action	Result
4/7/2021	1	Town Council	adopted as amended	Pass

Consider a Request to Sign a Memorandum of Understanding Regarding the Current and Future Use of the Jointly-Owned Greene Tract.

Staff:

Colleen Willger, Director
Judy Johnson, Assistant Director

Department:

Planning

Overview: This Resolution is to seek your approval on a Memorandum of Understanding between Chapel Hill, Carrboro, and Orange County regarding the jurisdictions working together to determine the best uses of the jointly-owned Greene Tract.



Recommendation(s):

That the Council adopt the resolution authorizing the Mayor to sign the Memorandum of Understanding between the Town of Chapel Hill, the Town of Carrboro, and Orange County to determine affordable and mixed-income housing opportunities, school site, and preservation areas on the jointly-owned Greene Tract.

Decision Points:

To agree to the proposed process and timeline in the attached Memorandum of Understanding.

Background

In the attached Memorandum of Understanding (MOU), staff for the three jurisdictions have developed a process to determine future uses of the Greene Tract. Resolutions adopted in January 2020 by each of the three jurisdictions state the following uses: affordable and mixed-income housing (approximately 66 acres), a school site with public recreation (approximately 16 acres); joint preserve area (approximately 22 acres).

The [January 22, 2020 Resolution <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4309602&GUID=F9F440F6-543B-4E9B-8274-7D0F412B5440>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4309602&GUID=F9F440F6-543B-4E9B-8274-7D0F412B5440) adopted by the Town of Chapel Hill agreed to pursue an MOU for the future decision-making process. The MOU will be used to ensure the three jurisdictions participate in good faith in the planning process for potential development of the Greene Tract.

The 104-acre Greene Tract is jointly-owned by Chapel Hill, Carrboro, and Orange County. Chapel Hill and Orange County each have a 43 percent interest and Carrboro has a 14 percent share. In addition, Orange County owns 100 percent interest in the adjoining 60-acre Headwaters Preserve.



Attachments:

- Resolution
- Draft Staff Presentation
- Memorandum of Understanding (Interlocal Agreement)

A RESOLUTION AUTHORIZING THE TOWN MAYOR TO SIGN THE MEMORANDUM OF UNDERSTANDING REGARDING THE CURRENT AND FUTURE USES OF THE JOINTLY-OWNED GREENE TRACT (2021-04-07/R-12)

WHEREAS, the Town of Chapel Hill, the Town of Carrboro, and Orange County leaders (the Parties) have drafted a Memorandum of Understanding regarding the current and future uses of the jointly-owned Greene Tract; and

WHEREAS, in January, 2020 each of the three jurisdictions adopted resolutions to develop an agreement regarding future uses of the Greene Tract; and

WHEREAS, the Parties jointly own the Property with Orange County having a 43% interest, the Town of Chapel Hill having a 43% interest, and the Town of Carrboro having a 14% interest in 104 acres of the Greene Tract and Orange County owns 100% interest in the Headwaters Preserve (60 acres); and

WHEREAS, the Parties desire to establish procedures, rights, responsibilities, and uses of and for the Property; and

WHEREAS, the Parties agree that some portion of the Property should be dedicated to providing affordable and mixed income housing and other uses; and

WHEREAS, the Parties agree that some portion of the Property should be reserved for a future school site with public recreation; and

WHEREAS, the Parties agree that the 60 acres currently owned by Orange County should be reconfigured to preserve the most environmentally sensitive area and preserved as the Headwaters Preserve following evaluation of an Environmental Assessment Report, opportunity for public engagement and further deliberation by the governing boards of the Parties; and

WHEREAS, the Parties desire to ensure their goals and principles for the use of the Property are followed and adhered to, including connectivity for example access, infrastructure, and environmental, and the preservation of some natural areas within the Property.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorize the Mayor to sign the Memorandum of Understanding between the Town of Chapel Hill, the Town of

Carrboro, and Orange County to determine the process and best uses of the jointly-owned Greene Tract.

This the 24th day of March, 2021.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Judy Johnson, Assistant Planning Director

RECOMMENDATION: That the Council authorize the Mayor to sign the Memorandum of Understanding between the Town, Carrboro, and Orange County to determine the process and best uses of the jointly-owned Greene Tract.