
**GREENE TRACT RESOLUTION APPROVING THE DRAFT RECOMBINATION
PLAT AND CONCEPTUAL PLAN**

The purpose of this agenda item was to consider approval of the Greene Tract *Resolution Approving the Draft Recombination Plat and Conceptual Plan for the 60-acre Portion of the Greene Tract in County Ownership and the 104-acre Portion of the Greene Tract in Joint Ownership* between Orange County, the Town of Chapel Hill, and the Town of Carrboro.

Trish McGuire, the Town's Planning Director, provided the staff report.

Abel Hastings, a speaker providing public comment, asked for the Council to use the space as green space and affordable housing.

A motion was made by Council Member Foushee, seconded by Council Member Seils, to approve the following resolution:

**A RESOLUTION APPROVING THE DRAFT RECOMBINATION PLAT AND
CONCEPTUAL PLAN FOR THE 60-ACRE PORTION OF THE GREENE TRACT
IN COUNTY OWNERSHIP AND THE 107-ACRE PORTION OF THE GREENE
TRACT IN JOINT OWNERSHIP**

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 the future 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 Chapel Hill and Carrboro 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,

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294 **WHEREAS**, the 60-acre parcel (designated as the Headwaters Preserve by the Orange
295 County Board of Commissioners on October 18, 2016) was purchased by Orange County via
296 reimbursement to the Solid Waste Enterprise Fund in 2016; and,

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298 **WHEREAS**, Mayors for Carrboro and Chapel Hill and the Orange County Commissioners
299 Chair have agreed to jointly pursue an update to the 2002 Resolution and have been meeting
300 with respective management and supporting staff, as suggested by the elected officials at an
301 Assembly of Governments meeting in 2017, to determine next steps for preservation and
302 development of the Greene Tract; and,

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304 **WHEREAS**, on February 12, 2019 the Carrboro Board of Aldermen, and on February 19,
305 2019 the Orange County Commissioners, voted to approve a resolution to support adjusting
306 the property lines of the jointly-owned tract and Headwaters Preserve, creating a jointly-
307 owned preserve, indicating land uses, and conceptually agreeing to consider development of
308 the Greene Tract; and,

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310 **WHEREAS**, on February 20, 2019 the Chapel Hill Town Council voted to approve the
311 exploration of ways to protect the County-owned Headwaters Preserve and a proposed jointly
312 owned preserve area; and,

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314 **WHEREAS**, the Chapel Hill Carrboro City Schools in a letter dated May 22, 2019, have
315 indicated the district's continued interest in designation of a school site to be located on the
316 Greene Tract; and,

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318 **WHEREAS**, on July 15, 2019 the Chapel Hill Town Council adopted a resolution to support
319 adjusting the property lines on the Greene Tract, creating a jointly-owned preserve, and
320 conceptually agreeing to consider development of the Greene Tract; and,

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322 **WHEREAS**, at that time the Chapel Hill Town Council did not agree to designating the
323 land uses indicated on the maps attached to the Carrboro and County's resolutions; and,

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325 **WHEREAS**, the three jurisdictions agreed conceptually to the following land use
326 designations:

- 327 • Approximately 22 acres for joint preserve;
328 • A minimum of 16 acres for public school site and public recreational site;
329 • Approximately 66 acres for housing/mixed use; and,

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331 **WHEREAS**, the Chapel Hill Town Council also adopted a resolution on July 15, 2019
332 committing to holding a series of community meetings, soliciting input from the public and
333 respective advisory boards regarding land uses and densities, initiating environmental and
334 connectivity assessment; and initiating steps to protect the jointly-owned preserve and the
335 Headwaters Preserve in perpetuity; and,

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337 **WHEREAS**, in January 2020, the three local governments adopted the 2020 Greene Tract
338 Resolution for a Path Forward Process for Further Assessment of the Greene Tract, which

consolidated the differences, superseded the resolutions adopted in 2019, and included the following:

- Initiated an environmental assessment of the entire Greene Tract to consider designating the most environmentally sensitive area as the Headwaters Preserve with a cost share Interlocal Agreement;
- Initiated the drafting of a Memorandum of Understanding between the three jurisdictions related to a decision making process;
- Delayed public engagement efforts until agreement on a Memorandum of Understanding; and,

WHEREAS, analysis of the Greene Tract's past, present, and future identified the following land use needs and goals:

- Promote mixed-income housing opportunities; development of housing that serves a range of incomes;
- Preserve valuable environmental features including tree canopy, open space, stream buffers, and wildlife corridors;
- Protect historical and cultural resources;
- Promote cost effective infrastructure;
- Incorporate school and recreation sites;
- Earmark development areas for mixed income housing and mixed use potential; and,

WHEREAS, the Greene Tract Environmental Assessment was completed by SynTerra Inc. in July 2020 and corresponding video presentation was completed in April 2021 which included an environmental analysis on existing conditions on the Greene Tract, site specific information on environmental and cultural conditions present on the Greene Tract, suitability analysis, and four draft land use alternatives; and,

WHEREAS, the Interlocal Agreement Regarding the Current and Future Use of the Jointly Owned Greene Tract between the Orange County and the Towns of Carrboro and Chapel Hill was adopted in April 2021; and,

WHEREAS, the three local governments' elected officials and staff have met with community members, solicited survey responses, and conducted public meetings in order to encourage and collect input from the Orange County community; and,

WHEREAS, the three local governments' elected officials and staff will continue to work with environmental staff, environmental partners, and community to identify, protect, and maintain the most cultural and environmentally sensitive features of the Greene Tract from future development and consider development guidelines exceeding regulatory standards preserving these areas; and,

WHEREAS, the staff work group considered direction from the respective governing boards, specialized staff, housing partners, and community in developing a conceptual plan for the Greene Tract; and,

WHEREAS, each board will consider this resolution in November 2021 and provide direction to their respective staff.

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386 **NOW, THEREFORE, BE IT RESOLVED THAT** the Town of Carrboro Town Council:

387 1. Approve the draft recombination plat to modify the existing county owned (60 acres) and
388 jointly owned (107 acres) portions of the Greene Tract as shown in Exhibit 1.

389 2. Approve the conceptual plan, as shown in Exhibit 2 for the joint owned portion of the
390 Greene Tract which designates and defines the following future land uses:

391 a. 60 acres for the Headwaters Preserve (County owned)

392 b. Approximately 22 acres for Greene Tract Preserve

393 c. Approximately 66 acres for development

394 d. Approximately 16 acres for public school and public recreational site

395 3. Authorize the Manager to sign the final recombination plat as property owner for the Town
396 of Carrboro.

397 4. Continue to solicit input from the public, governing boards, specialized staff, and housing
398 partners, during the master planning and development agreement process.

399
400 This the 16th day of November 2021

401 **Ayes:** Mayor Lydia Lavelle, Council Member Barbara Foushee, Council Member Jacquelyn
402 Gist, Council Member Randee Haven-O'Donnell, Council Member Susan Romaine, Council
403 Member Damon Seils, Council Member Sammy Slade

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406 **DISCUSSION OF TOWN COUNCIL LIAISON FOR CLIMATE ACTION TEAM**

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408 The purpose of this agenda item was to allow the Town Council to discuss changing the
409 number of liaisons to the Climate Action Team.

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411 **A motion was made by Council Member Haven-O'Donnell, seconded by Council**
412 **Member Gist, to approve the following ordinance:**

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414 AN ORDINANCE AMENDING SECTION 3-24.16 OF THE CARRBORO TOWN CODE
415 TO AUTHORIZE THE APOINTMENT OF UP TO TWO LIASONS TO THE CLIMATE
416 ACTION TEAM

417 Ordinance No. 3/2021-22

418 THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

419 Section 1. Section 3-24.16 (c) of the Town Code is amended to read as follows:

420 (c) Up to two liaisons shall be appointed by the Council every year at, or shortly after,
421 the Town Council's organizational meeting when other appointments to advisory
422 boards, commissions, or committees are made.

423 Section 2. All provisions of any Town ordinance in conflict with this ordinance are
424 repealed.