



Legislation Details (With Text)

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**Title:** Update on the Greene Tract - Resolution Approving Modifications to the 60-Acre Portion in County Ownership and Conceptual Plan for the 104 Acre Portion in Joint Ownership  
**PURPOSE:** The purpose of this agenda item is to consider adoption of a resolution regarding the Greene Tract and reconfiguration of the Headwaters Preserve in follow-up to the January 29th Assembly of Governments meeting, as well as approval of a conceptual plan for the property.

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment A - 2019 Greene Tract Resolution and Conceptual Plan, 2. Attachment B - Exhibit

Date	Ver.	Action By	Action	Result
2/12/2019	1	Board of Aldermen		Pass

**TITLE:**

Update on the Greene Tract - Resolution Approving Modifications to the 60-Acre Portion in County Ownership and Conceptual Plan for the 104 Acre Portion in Joint Ownership

**PURPOSE:** The purpose of this agenda item is to consider adoption of a resolution regarding the Greene Tract and reconfiguration of the Headwaters Preserve in follow-up to the January 29<sup>th</sup> Assembly of Governments meeting, as well as approval of a conceptual plan for the property.

**DEPARTMENT:** Planning Department

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**INFORMATION:** During the January 29, 2019 Assembly of Governments meeting, a resolution was presented updating the resolution adopted in 2002 for the Greene Tract property, jointly owned by Carrboro, Chapel Hill, and Orange County. Elected officials expressed support for the updated resolution and conceptual plan for future uses of the property. Agenda materials from the 1/29/19 meeting may be viewed at the following link:

[https://www.orangecountync.gov/AgendaCenter/ViewFile/Agenda/\\_01292019-803](https://www.orangecountync.gov/AgendaCenter/ViewFile/Agenda/_01292019-803)

Staff is seeking approval of the attached resolution and conceptual plan for the property by Carrboro, Chapel Hill, and Orange County at this time, in order to move forward with necessary steps to recombine the properties as discussed during the 1/29/19 AOG meeting. Further discussion of uses of the property will occur at a later date as referenced below. The Orange County Board of Commissioners will consider this matter on February 19, 2019 and the Chapel Hill Town Council will consider the matter on February 20, 2019.

Following adoption of the 2019 Greene Tract Resolution and Conceptual Plan by all parties, next steps and a preliminary schedule include:

***-Commence survey work for recombination - Spring 2019.*** In order to modify the existing Headwaters Preserve area, a recombination survey will need to be completed illustrating the new parcel lines of the Headwaters Preserve (County owned) and the Jointly Owned area. This survey will be reviewed as a recombination plat by the Chapel Hill Planning Department. Funding for this work will be requested through an Interlocal Agreement similar to Rogers Road community and sewer planning.

***-Initiate process to determine development and preservation goals - Summer 2019.*** As described in previous agenda materials, some initial discussions have occurred among the Carrboro Board of Aldermen, Chapel Hill Town Council, and Orange County Board of Commissioners regarding land use, density, and affordable housing options for the Greene Tract. Agenda materials from the Board of Aldermen's last discussion of this topic in June 2018 may be viewed at the following link:

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

Development and preservation options for the Greene Tract will be further evaluated and discussed to determine goals regarding development types, land uses, preservation, density, and affordable housing. This phase will include community outreach and engagement. Presentation to elected officials is expected to occur in Fall 2019.

***-Commence implementation strategy - Fall 2019.*** Staff will also be seeking general direction on how to achieve goals using land use and development mechanisms such as Master Planned Developments, developer agreements, as well as a process to gauge interest in a public private partnership to develop mixed income neighborhoods. Presentation to elected officials is expected to occur in Winter 2019.

**FISCAL & STAFF IMPACT:** None noted in relation to consideration or action on the attached resolution.

**RECOMMENDATION:** Staff recommends that the Board of Aldermen consider adoption of the resolution.