



## Legislation Text

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**File #:** 17-577, **Version:** 1

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### **TITLE:**

Discussion of Future Considerations for the Greene Tract

**PURPOSE:** The purpose of this agenda item is to support a Board discussion of the Greene Tract and possible reconfiguration of the Headwaters Preserve in follow-up to the January 30th Assembly of Governments meeting.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Patricia McGuire - 919-918-7327, [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org) <<mailto:pmcguire@townofcarrboro.org>>; Martin Roupe - 919-918-7333; [mroupe@townofcarrboro.org](mailto:mroupe@townofcarrboro.org) <<mailto:mroupe@townofcarrboro.org>>

**INFORMATION:** Following the January 30<sup>th</sup> Assembly of Governments meeting, the Board of County Commissioners requested input from the Board of Aldermen and the Chapel Hill Town Council on uses of the Greene Tract and possible reconfiguration of the Headwaters Preserve established in October 2016.

Last year, the Towns and County agreed to have the Mayors and Chair consider different preservation and development options for the property. The exploration of these options resulted in three concepts for possible development of the Greene Tract, ranging from high-, medium-, to low-intensity. Each option included the following features: elementary school site, future park site, preservation of significant environmental and cultural features, preliminary road network, and preliminary infrastructure. The concepts took into account the 2002 resolution, the Rogers Road Task Force report, the Mapping our Community's Future report and previous land use discussions of the Aldermen, the Council, and the Commissioners. The Mayors and Chair also requested an examination of the whole 164 acres so as to consider the preservation of the most environmentally sensitive areas and possible development of the most appropriate areas. Staff provided an amended conceptual plan that reconfigured the Headwaters Preserve and the jointly owned portions of the property. The reconfiguration maintains the same acreage in the preserve and jointly owned area. A copy of the agenda materials from January 20<sup>th</sup> is included as *Attachment 5a*. The Board is asked to consider the following question in its discussion:

1. Is there support for the reconfiguration of the Headwaters Preserve which seeks to protect the most environmentally sensitive 60 acres on the tract?
2. Is there support for the protection of additional sensitive natural areas through the designation of approximately 21 acres of riparian buffers and other areas of the jointly-owned Greene Tract; such areas

would be place in a preserve with appropriate protections that allowed vehicle or pedestrian crossings required by practical necessity?

3. Is there an interest in soliciting public input on the preferred mix of uses and amount of affordable housing on the remainder of the Greene Tract?

**FISCAL & STAFF IMPACT:** Any fiscal impact will vary based on specified follow-up actions.

**RECOMMENDATION:** Staff recommends that the Board of Aldermen discuss the possible reconfiguration and uses and provide comments for the Mayor to share with the Chair of the Orange County Board of Commissioners and the Mayor of the Town of Chapel Hill in relation to further discussions.