

**PLANNING & INSPECTIONS DEPARTMENT**  
**Craig N. Benedict, AICP, Director**

Administration  
 (919) 245-2575  
 (919) 644-3002 (FAX)  
 www.orangecountync.gov



131 W. Margaret Lane  
 Suite 201  
 P. O. Box 8181  
 Hillsborough, NC 27278

## **MEMORANDUM**

**TO:** Board of County Commissioners  
 Bonnie Hammersley, Orange County Manager  
 Travis Myren, Deputy County Manager

**FROM:** Craig Benedict, Planning and Inspections Director

**DATE:** June 19, 2018

**SUBJECT:** Information Item – Greene Tract Update

### **Background**

The Greene Tract is a 164 acre parcel of which 104 acres is jointly owned by Orange County/Chapel Hill/Carrboro and 60 acres owned by Orange County (Headwaters Preserve). Last year, local governments agreed to have the mayors and chair consider preservation and development options for the Greene Tract.

### **May 17, 2017 Managers, Mayors, and Chair (MMC) Meeting**

The staff work group was requested to examine the development potential of the existing Greene Tract and provide three alternatives illustrating high, medium, and low development alternatives. The MMCs requested that each alternative include specific elements including, but not limited to, a site for a future elementary school, a site for a future park, highlight environmental and cultural areas of significance, development potential, and preliminary road network and infrastructure.

### **August 30, 2017 Managers, Mayors, and Chair (MMC) Meeting**

Attendees recommended staff to examine the reconfiguration of the joint owned and county owned tracts. The purpose of this request was to determine the feasibility in adopting a revised resolution supporting the reconfiguration of these tracts. The 60 acres which are county owned will be established as prime preservation areas and be connected to the future joint owned preserve areas of the 104 joint owned lands. As a result, staff amended the proposed conceptual plan based on the proposed reconfigured joint owned and county owned tracts.

### **January 30, 2018 Assembly of Governments Meeting**

The proposed modified headwaters preserve area and conceptual plans were presented to elected officials. At that time, the Orange County Board of Commissioners requested input from the Chapel Hill Town Council and Carrboro Board of Alderman regarding the possible reconfiguration of the Headwaters Preserve area and input regarding the Greene Tract conceptual plans.

### **February 20, 2018 BOCC Meeting**

The Orange County Board of Commissioners supported modification to the Headwaters Preserve area and the high development alternative. In addition, the Board authorized

County staff to communicate the Board's preferences to Chapel Hill and Carrboro town staffs and request feedback regarding reconfiguration of the Headwaters Preserve area and the Greene Tract conceptual plans from the towns by May 1, 2018.

### **March 23, 2018 Greene Tract Tour**

At the February 20 BOCC meeting, Board members requested a tour of the Greene Tract. The Orange County Planning and Inspections Department conducted two Greene Tract tours in order to review and discuss the proposed modified Headwater Preserve area and conceptual plans. The tour included elected officials, staff, and the public. As noted below, a community meeting will be scheduled in the future.

### **April 13, 2018 Orange County Affordable Housing Coalition Meeting**

At the February 20 BOCC meeting, Board members identified the need to include the Rogers Road Neighborhood, affordable housing partners, and the adjacent communities as the planning process moves forward. The Greene Tract conceptual plans were presented to the Affordable Housing Coalition on April 13. The staff work group will continue to work directly with the Affordable Housing Coalition for their input as the process continues. In addition, the local community was invited to attend the Greene Tract tours on March 23.

### **May 22, 2018 Neville Tract Meeting**

Providing safe and efficient access has been recognized as a key element in the future planning of the Greene Tract. Throughout the process, the work group has identified the need to provide a roadway connection to Eubanks Road which would likely require the use of the Neville Tract. As a result, staff met with the Orange County Solid Waste Management Department in May to discuss the possibility of utilizing the Neville Tract to allow for a future roadway connection. If a roadway easement can be accommodated on a portion of the Neville Tract, dependent on Solid Waste operations and site design, the County would be required to request a modification to the existing Special Use Permit issued in 1997 by the Town of Chapel Hill. Modifications to the existing Special Use Permit would need to address existing stream buffers, perimeter buffers, and/or sediment trap design specifications. Additional concerns including soil types, drainage, and elevations of the Neville Tract may also impact the potential use of the site for a future roadway. Providing access on the Neville Tract will continue to be explored and discussed at the next MMC meeting.

### **Chapel Hill Town Council**

The Chapel Hill Town Council considered the Greene Tract item at their June 6 Town Council meeting. At that time, the Council considered reconfiguration to the Headwaters Preserve area, preservation of approximately 11 acres for a future elementary school site, and housing options. Comments from this meeting will be provided at the next MMC meeting.

### **Carrboro Alderman**

The Carrboro Board of Aldermen will consider the Greene Tract item at their June 12 meeting. At that meeting, the Board of Aldermen will consider reconfiguration to the Headwaters Preserve area.

## Next Steps

### *Modify Joint Greene Tract Resolution*

Following conceptual approval from the three elected Boards, staff will continue efforts to prepare a joint resolution for adoption consideration in order to modify the Headwaters Preserve area. This resolution shall include a map illustrating the new Headwaters Preserve area (60 acres), joint owned preserve area (approximately 21 acres), and future elementary school site (approximately 11 acres).

### *New Joint Resolution*

With adoption by all three governing boards, the resulting resolution would supersede the 2002 Resolution that outlined the County and Towns' intentions for developing the Greene Tract. 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 area (County owned) and Joint Owned area. This survey will be reviewed as a recombination plat by the Chapel Hill Planning Department.

### *Determine Development Goals*

Land use, density, and affordable housing options for the Greene Tract were presented and reviewed by the elected officials. Comments were previously received by Board members; however, no final decisions were made by the three individual Boards. As a result, development and preservation options will be further evaluated and discussed at the next MMC meeting in order to determine goals for the Greene Tract in regards to development, land use, preservation, density, and affordable housing. The staff work group has discussed pursuing a market analysis for the Greene Tract, which may assist in determining land use options and goals in the future.

### *Implementation Strategy*

Staff will also be seeking general direction on how to achieve goals using zoning strategies such as "Master Planned Developments", developer agreements, etc. and the interest in Request for Qualifications (RFQ) for mixed income neighborhoods.

### *Community Meeting*

The staff work group plans on conducting a community input meeting following the next scheduled MMC meeting.