

RES-2021-069; 6-2
11/16/21

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, in January 2020, the three local governments adopted the 2020 Greene Tract 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.

NOW, THEREFORE, BE IT RESOLVED THAT the Orange County Board of Commissioners:

1. Approve the draft recombination plat to modify the existing county owned (60 acres) and jointly owned (107 acres) portions of the Greene Tract as shown in Exhibit 1.
2. Approve the conceptual plan, as shown in Exhibit 2 for the joint owned portion of the Greene Tract which designates and defines the following future land uses:
 - a. 60 acres for the Headwaters Preserve (County owned)
 - b. Approximately 22 acres for Greene Tract Preserve
 - c. Approximately 66 acres for development
 - d. Approximately 16 acres for public school and public recreational site
3. Authorize the Manager to sign the final recombination plat as property owner for Orange County.
4. Continue to solicit input from the public, governing boards, specialized staff, and housing partners, during the master planning and development agreement process.

This the 16th day of November 2021.

Renee A. Price

Renee Price, Chair
Orange County Board of County Commissioners

ATTEST:

Laura Jensen

Laura Jensen, Clerk to the Board of County Commissioners

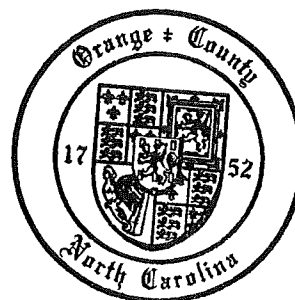
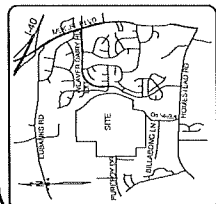


Exhibit 1 - Draft Recombination Plat



PRELIMINARY PLAT
NOT FOR RECORDING, SALES
OR CONVEYANCE.
THIS DOCUMENT WAS PREPARED FOR
ILLUSTRATION PURPOSES ONLY.

OWNER'S CERTIFICATE
I, the undersigned, as representative of the County and
North Carolina, the Board of the Land Use Commission, do hereby
certify that the information contained herein is true and correct
to the best of my knowledge and belief, and that I am duly
qualified to make such a statement.

REVIEW OFFICER'S CERTIFICATE
I, the undersigned, as representative of the County and
North Carolina, do hereby certify that the information contained
herein is true and correct to the best of my knowledge and
belief, and that I am duly qualified to make such a statement.

NOT TO SCALE

LINE TABLE		
Line #	Direction	Length
L1	S 22° 37' 25" E	115.17
L2	S 27° 37' 25" E	103.37
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Curve Table		
Curve #	Length	Radius
C1	110.37	500.00
C2	31.41	26.07
C3	31.41	26.07
C4	195.97	504.57

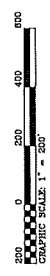
SURVEYOR'S CERTIFICATE

I, the undersigned, as representative of the County and North Carolina, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am duly qualified to make such a statement.



HEREBY ABANDONED LINE TABLE		
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RECOMBINATION AREA TABLE		
Tract #	Area	By Deed
1	80.00	By Deed
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6	80.00	By Deed
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GREENE TRACT
PARCELS A & B
RECOMBINATION PLAT

CHAMPL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

JAMES W. HARRIS, JR.
7/1/2017

1" = 200'

ORANGE TRACT RECOMBINATION

CHAMPL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

JAMES W. HARRIS, JR.
7/1/2017

1" = 200'

ORANGE TRACT RECOMBINATION

CHAMPL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

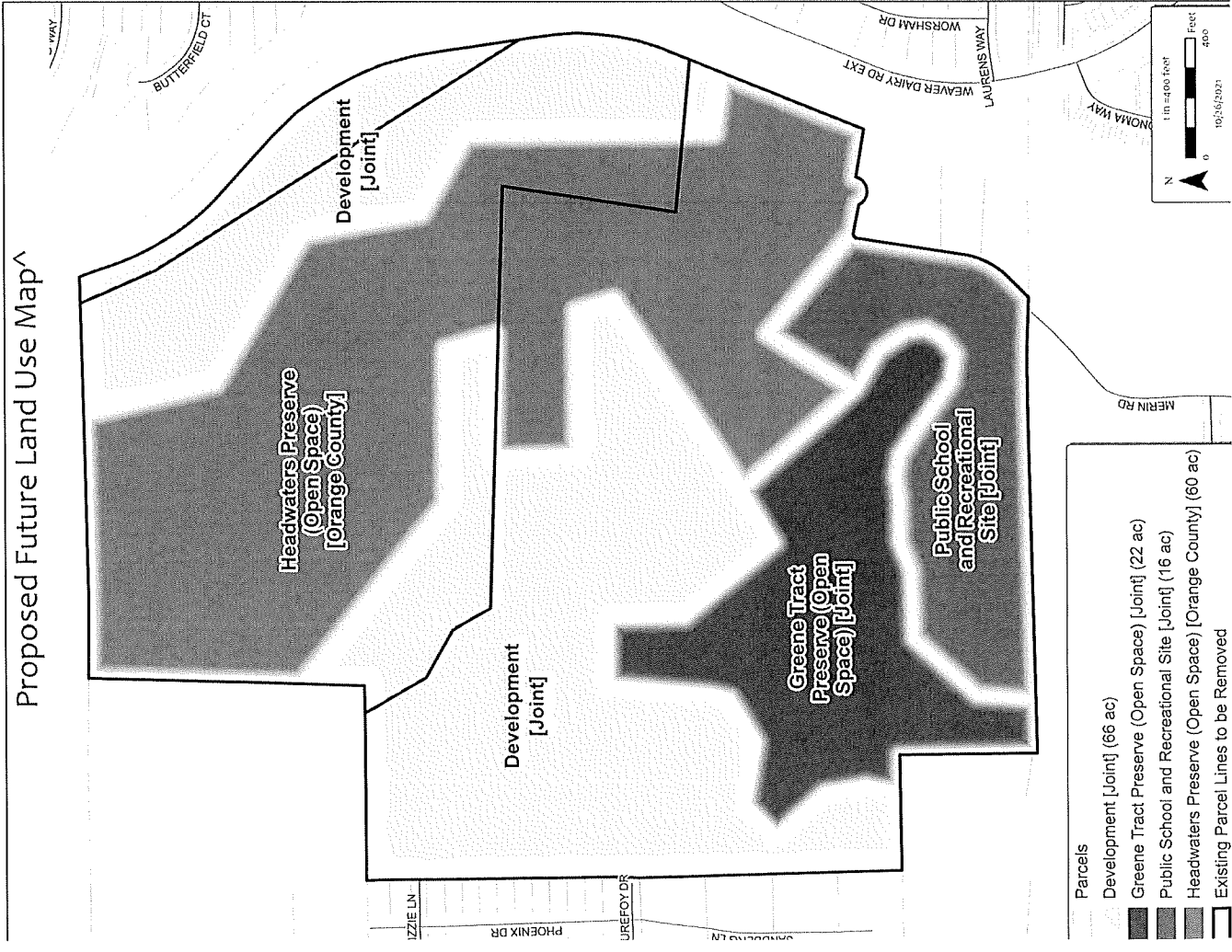
JAMES W. HARRIS, JR.
7/1/2017

1" = 200'

Exhibit 2 - Greene Tract Conceptual Plan

The Greene Tract Conceptual Plan is a proposed schematic for future planning purposes. It shall not be viewed or categorized as a regulatory development application, development plan, or any other regulatory related zoning and/or land use application, plan, or document.

Proposed Future Land Use Map^



Proposed Future Land Use Definitions

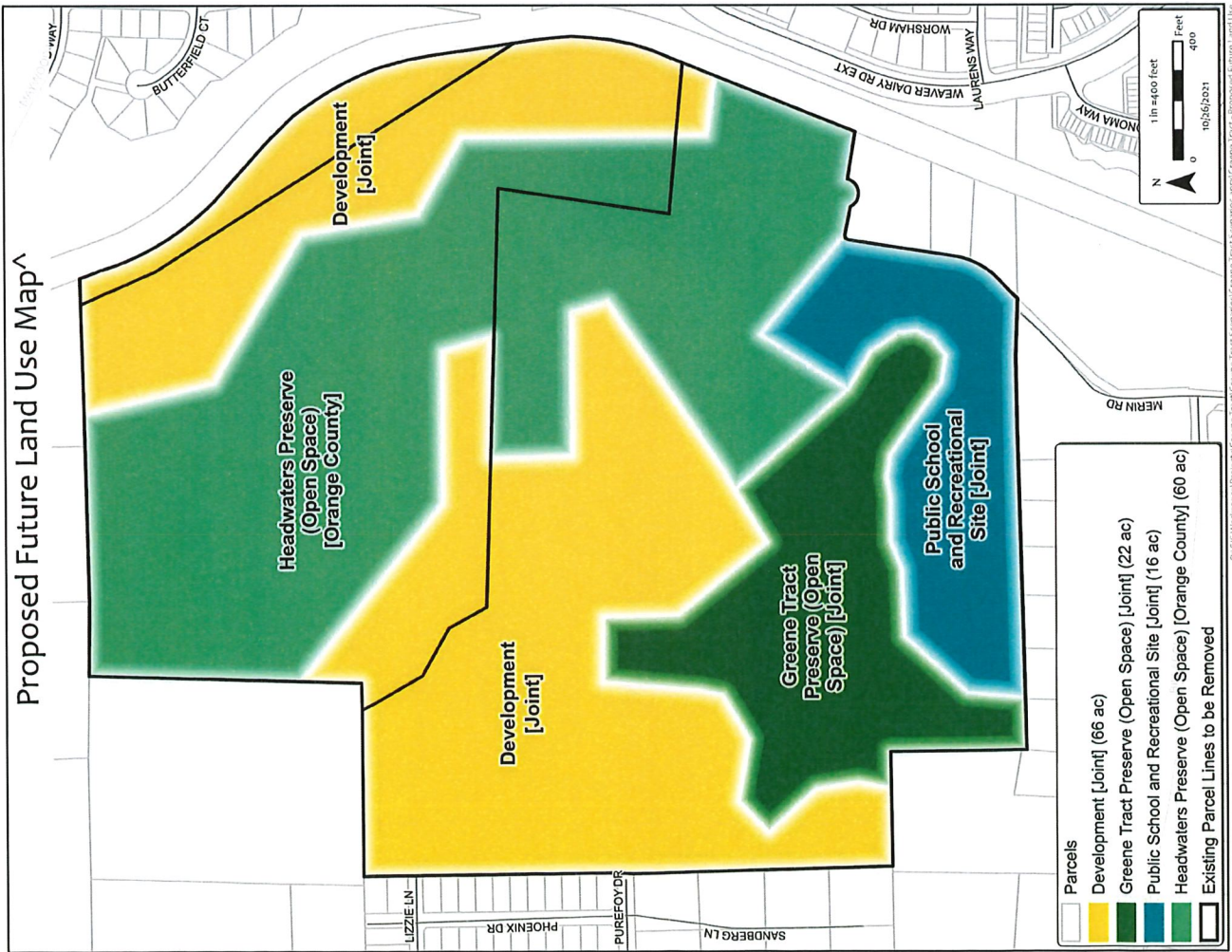
- 1. Headwaters Preserve (County Owned):** 60 acres deeded to Orange County in 2000 under provisions of the 1999 Interlocal Agreement for Solid Waste and considered for protection by the Towns and County in the 2002 Joint Greene Tract Resolution. Would allow for installation of infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as necessary with minimized land disturbance. Orange County Board of Commissioners may consider protecting its 60 acres of the Greene Tract by executing a conservation easement.
 - 2. Greene Tract Preserve:** Approximately +/-22 acres* designated for future joint preservation. Area preliminarily identified as having environmental attributes such as streams/buffers, wetlands, or significant trees and wildlife habitats. Would allow for installation of infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as necessary with minimized land disturbance. Carrboro Town Council, Chapel Hill Town Council, and Orange County Board of Commissioners may consider protecting the area shown on the conceptual plan as Greene Tract Preserve by executing a conservation easement.
 - 3. Development:** Approximately +/-66 acres* for future development. The location for this land use is based on site elevations and proximity to existing infrastructure. This area will allow for appropriate development based on land suitability, public services, available infrastructure, accessibility to activity centers, and surrounding land uses. Affordable and mixed income housing is of primary interest. The area may support low intensity commercial, service uses, and maker/incubator space, which serve the needs of the surrounding neighborhoods, limit conflicts with the adjacent community, and are compatible with the surrounding residential development. The area will not be utilized predominantly for commercial purposes. The proposed 21 acres along the eastern side of the Greene Tract will remain as public owned and undeveloped land in the short term, but may be evaluated for development in the future (10—20 years) depending on the needs at that time.
 - 4. Public School and Recreational Site:** Approximately +/-16 acres* dedicated for a future school and outdoor recreational site. This area will remain as public jointly owned land until needed for a future school and/or is developed consistent with joint school/park facilities. Acreage will be freely dedicated for recreational purposes by the joint governments.
- * Acreage may deviate up to 15%
^ Proposed parcel lines are based on draft GIS mapping and preliminary survey work. Final parcel lines may deviate marginally once final survey work is complete.



Exhibit 2 - Greene Tract Conceptual Plan

The Greene Tract Conceptual Plan is a proposed schematic for future planning purposes. It shall not be viewed or categorized as a regulatory development application, development plan, or any other regulatory related zoning and/or land use application, plan, or document.

Proposed Future Land Use Map[^]



Proposed Future Land Use Definitions

- 1. Headwaters Preserve (County Owned):** 60 acres deeded to Orange County in 2000 under provisions of the 1999 Interlocal Agreement for Solid Waste and considered for protection by the Towns and County in the 2002 Joint Greene Tract Resolution. Would allow for installation of infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as necessary with minimized land disturbance. Orange County Board of Commissioners may consider protecting its 60 acres of the Greene Tract by executing a conservation easement.
 - 2. Greene Tract Preserve:** Approximately +/-22 acres* designated for future joint preservation. Area preliminarily identified as having environmental attributes such as streams/buffers, wetlands, or significant trees and wildlife habitats. Would allow for installation of infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as necessary with minimized land disturbance. Carrboro Town Council, Chapel Hill Town Council, and Orange County Board of Commissioners may consider protecting the area shown on the conceptual plan as Greene Tract Preserve by executing a conservation easement.
 - 3. Development:** Approximately +/-66 acres* for future development. The location for this land use is based on site elevations and proximity to existing infrastructure. This area will allow for appropriate development based on land suitability, public services, available infrastructure, accessibility to activity centers, and surrounding land uses. Affordable and mixed income housing is of primary interest. The area may support low intensity commercial, service uses, and maker/incubator space, which serve the needs of the surrounding neighborhoods, limit conflicts with the adjacent community, and are compatible with the surrounding residential development. The area will not be utilized predominantly for commercial purposes. The proposed 21 acres along the eastern side of the Greene Tract will remain as public owned and undeveloped land in the short term, but may be evaluated for development in the future (10—20 years) depending on the needs at that time.
 - 4. Public School and Recreational Site:** Approximately +/-16 acres* dedicated for a future school and outdoor recreational site. This area will remain as public jointly owned land until needed for a future school and/or is developed consistent with joint school/park facilities. Acreage will be freely dedicated for recreational purposes by the joint governments.
- * Acreage may deviate up to 15%
[^] Proposed parcel lines are based on draft GIS mapping and preliminary survey work. Final parcel lines may deviate marginally once final survey work is complete.