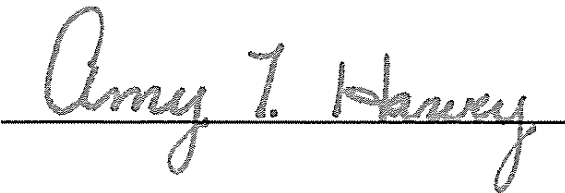


**I, Amy T. Harvey, Deputy Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2019-07-15/R-1C) adopted as amended by the Chapel Hill Town Council on July 15, 2019.**

**This the 16th day of July, 2019.**

A handwritten signature in cursive script that reads "Amy T. Harvey". The signature is written in black ink and is positioned above a solid horizontal line.

**Amy T. Harvey  
Deputy Town Clerk**



## **SUBSTITUTE RESOLUTION**

**Option C for consideration on July 15, 2019  
Amended July 15, 2019**

### **A RESOLUTION FOR A PROCESS FOR FURTHER ASSESSING THE POSSIBLE FUTURE USES OF THE 104- ACRE PORTION OF THE GREENE TRACT IN JOINT OWNERSHIP (2019-07-15/R-1C)**

WHEREAS, in 1984 Orange County and the Towns of Carrboro and Chapel Hill jointly purchased the property known as the Greene Tract (164 acres more or less)

WHEREAS, in 2000 title to 60 acres (also known as Headwaters Preserve) of this property was deeded exclusively to the Orange County Solid Waste Enterprise Fund under provisions of the 1999 Interlocal Agreement for Solid Waste Management and was purchased by Orange County via reimbursement to the Solid Waste Enterprise Fund in 2016; and

WHEREAS, at that time, the remaining 104 acres was 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 16 years, various joint planning studies and collaborations with the community and school district have suggested land use and acreage needs; 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 February 20, 2019 the Chapel Hill Town Council voted to approve the exchange of acreage from Jointly-owned to County-owned and County-owned to Jointly-owned thereby commencing the recombination process for the Headwaters Preserve; and

WHEREAS, on February 20, 2019 the Chapel Hill Town Council approved the exploration of ways to protect the County-owned Headwaters Preserve and the Jointly-Owned preserve areas; and

WHEREAS, Mayors for Carrboro and Chapel Hill and the Orange County Board of 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, analysis of the Greene Tract's past, present, and future identified the following land use needs and goals:

- Promote affordable and mixed-income housing opportunities
- 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 site
- Earmark development areas for mixed income housing and mixed use potential

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

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council

1. Approve the accompanying map to modify the existing county-owned (60 acres) and jointly-owned (104 acres) portions of the Greene Tract as shown in Exhibit A as presented during Council's consideration on July 15, 2019.
2. Approve the accompanying conceptual master plan as shown in Exhibit A as presented during Council's consideration on July 15, 2019 for the jointly-owned portion of the Greene Tract, not deeded exclusively to Orange County, which designates the following:
  - Approximately 22 acres for joint preserve;
  - Approximately 11 acres for public school site;
  - Approximately 4 acres for public recreational facility site;
  - Approximately 67 acres for housing/mixed use.
3. Solicit input from the public, appropriate advisory boards, and relevant governing boards regarding land uses and density standards during the overall site planning process.

This the 15<sup>th</sup> day of July, 2019.

## Proposed Land Use Definitions

**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 infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as needed. Orange County Board of Commissioners may consider protecting its 60 acres of the Greene Tract by executing a conservation easement.

**Joint Preserve:** Approximately 21 acres\* designated for future preservation. Area preliminarily identified as having environmental attributes such as stream buffers, wetlands. Would allow for infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as needed. Carrboro Board of Alderman, Chapel Hill Town Council, and Orange County Board of Commissioners may consider protecting the area shown on the conceptual plan as Joint Owned Preserve by executing a conservation easement.

**Public School Site:** Approximately 11 acres\* dedicated for a future school. The area shown on the conceptual plan as a School Site will remain as public jointly owned land until needed for a future school.

**Public Recreational Facility Site:** Approximately 4 acres\* for an active, outdoor recreation area (playground, playfields, or other recreation purpose). The area shown on the conceptual plan as Recreational Facility Site will remain as public owned land and could be developed independently, but consistent with joint school/park facilities. Acreage will be freely dedicated for recreational purposes by the joint governments.

**Housing/Mixed Use:** Approximately 45 acres\* for residential and commercial development in the short term. The location for this land use is based on site elevations and proximity to existing infrastructure. The area shown on the conceptual plan as Housing/Mixed Use will allow for appropriate development based on land suitability, public services, available infrastructure, accessibility to activity centers, and surrounding land uses. Permitted residential uses shall include single-family detached (one unit per lot), two-family attached (duplex), multifamily (apartments, townhomes), accessory dwelling units, manufactured housing, and group homes (i.e. adult care homes, child care homes). Affordable 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.

July 15, 2019

## Greene Tract Proposed Future Land Use Map

