

**ATTACHMENT A**

**A RESOLUTION ACCEPTING THE \$1 SALE PRICE AND TRANSACTION COSTS IN  
EXCHANGE FOR THE TRANSFER OF THE PARCEL (TMBL 7.93.F.2) AT THE  
SOUTHWEST CORNER OF BROAD AND HILL STREETS FROM  
ORANGE COUNTY TO THE TOWN OF CARRBORO**

**Resolution No. 121/2005-06**

WHEREAS, the Town requested transfer of this property to enhance Baldwin Park and stream stewardship, and

WHEREAS, the Orange County Board of Commissioners have agreed to the transfer for the sale price of \$1.00 plus transaction costs.

NOW THEREFORE LET IT BE RESOLVED, that the Carrboro Board of Aldermen accepts these costs and thereby approves the transfer of this parcel from the County to Town ownership.

**ORANGE COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

**Meeting Date:** April 10, 2006

**Action Agenda**

**Item No.** 5-g

**SUBJECT:** Request from Town of Carrboro for Land Transfers

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**DEPARTMENT:** County Attorney, ERCD,  
Planning, Purchasing

**PUBLIC HEARING:** (Y/N)

No

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**ATTACHMENT(S):**

Letter and Resolution from Carrboro  
Maps

**INFORMATION CONTACT:**

Geof Gledhill, 732-2196  
David Stancil 245-2590  
Craig Benedict, 245-2575  
Pam Jones, 245-2660

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**PURPOSE:** To consider a request from the Town of Carrboro for the conveyance of land within the Town limits that is owned by the County.

**BACKGROUND:** On August 16<sup>th</sup>, the Town of Carrboro received a report from Town staff on conservation mapping within the Town's jurisdiction, including land on or near to Bolin Creek. The report included two properties owned by Orange County.

One parcel is a small 0.2 acre lot (tax map reference 7.93.F.2) at the corner of Broad Street and Hill Street in Carrboro. The lot is east of the railroad spur into the UNC campus and is near downtown of both Carrboro and Chapel Hill. The Board may recall an agenda item this spring regarding an OWASA easement on this parcel, which is across Broad Street from the Town's Baldwin Park. Baldwin Park is a small neighborhood mini-park with a play area, field and basketball goal Carrboro has requested that this property be conveyed to the Town for "an opportunity to enhance Baldwin Park landscaping and stream stewardship." Orange County obtained this parcel via a tax lien in 1977.

The second parcel has recently been annexed into the Town limits with the annexation of areas north of Town. At the time of request, it was within the Town's Transition Area under the Joint Planning Area Land Use Plan. This lot is 5.03 acres in size (tax map reference 7.23E..6), and is at the back section of Fox Meadow subdivision. This was a land dedication to the County for parks and open space made at the time of subdivision approval in October of 1992 (the original subdivision and plan to donate this parcel predated the Joint Planning Agreement). The lot is located along Jones Creek and is approximately 1500 feet downstream of the southeast corner of the future Twin Creeks Park. The Town's request for this property notes that it "would enable

the Town to simplify open space stewardship of the upper Bolin Creek corridor and enhance planning, construction, operation and maintenance of future greenway trails." The Town shows a proposed segment of the planned Jones Creek Greenway on this property (an upstream segment of this greenway is also reflected in the Twin Creeks Master Plan).

A resolution was adopted by the Town Board of Aldermen on August 16<sup>th</sup> asking that these properties be transferred to the Town. It is not currently known whether this is anticipated as a purchase at market value (for the 0.2 acre property) or a gift or sale at nominal price.

*The County Attorney, E&RC Director and Planning Director have met to review these properties and the issues related to conveyance. Other departments were also asked about possible uses of the 0.2-acre property. The small Broad Street lot has a tax value of \$9,658, and the 5.03 acres tract in Fox Meadow does not have an estimated tax value.*

*Staff has not been able to identify a potential use by the County for the 0.2-acre (8700 square feet) lot on Broad Street. The property has a stream on it and an OWASA easement and is appears to be generally undevelopable. Its proximity to the Town's Baldwin Park across the street may make it a logical conveyance to the Town.*

*The 5.03-acre lot in Fox Meadow subdivision was acquired as part of the subdivision approval for park and open space purposes. Staff and the County Attorney have begun a more-detailed assessment of this property, which is continuing. A report back on this potential transfer will occur at a later date.*

**FINANCIAL IMPACT:** Conveyance of the parcels in question could involve transaction costs (surveys, closing costs, attorney fees) for both properties. The 0.2-acre property could be sold on the market, as an alternative to conveyance, which might yield a small monetary return, although its potential for use appears very limited. The 5.03-acre lot was acquired as open space and would need to be used as such by the County. The Town's letter does not indicate whether it proposes to purchase the property or asks that they be gifted or sold at nominal price to the Town, but subsequent conversation with Town officials has indicated that the interest is in a non-monetary conveyance. The 0.2-acre lot has a tax value of \$9,600.

**RECOMMENDATION(S):** The Manager recommends that the Board offer to sell the 0.2 acre parcel on Broad Street (tax map reference 7.93.F.2) to the Town, in consideration of the sum of \$1, with the Town to pay all costs of transaction. The County Attorney and staff would continue to evaluate the 5.03-acre parcel and report back at a later date.

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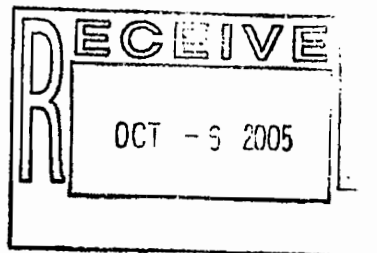
## TOWN OF CARRBORO

NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

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October 4, 2005



Mr. John Link, County Manager  
Orange County  
P.O. Box 8181  
Hillsborough, NC 27278

Dear John:

Several weeks ago, I forwarded an August 16 Board of Aldermen meeting agenda item on conservation mapping to you as information. That agenda item contained information on two county – owned parcels of land within Carrboro's jurisdiction that are located adjacent to Bolin Creek or its tributaries. The Board of Aldermen adopted a resolution that evening requesting that the Orange County Board of Commissioners consider transferring ownership of those two parcels to the Town of Carrboro.

One parcel (PIN 9778-97-5883) contains a segment of Bolin Creek. While small, this 0.2-acre parcel would provide an opportunity to enhance Baldwin Park landscaping and stream stewardship. Located in the Fox Meadow subdivision, the other parcel of open space (PIN 9870-14-9741) contains five (5) acres. Transfer of the five - acre parcel would enable the Town to simplify open space stewardship of the Upper Bolin Creek corridor and enhance planning, construction, operation, and maintenance of future greenway trails.

Please forward this request to the Board of Commissioners and let me know if you need additional information. I can be reached at 918 - 7315 or [sstewart@townofcarrboro.org](mailto:sstewart@townofcarrboro.org) if you have any questions. I appreciate your assistance.

Sincerely,

Steve Stewart, Town Manager

cc: Carrboro Board of Aldermen  
Sarah Williamson, Town Clerk  
Roy Williford, Planning Director  
Trish McGuire, Planning Administrator

Enclosure: Resolution



# TOWN OF CARRBORO

NORTH CAROLINA

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The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Joal Hall Broun.

A RESOLUTION REQUESTING THAT THE ORANGE COUNTY BOARD OF  
COUNTY COMMISSIONERS CONSIDER OWNERSHIP TRANSFER  
OF SELECTED COUNTY-OWNED PARCELS  
WITHIN THE CARRBORO CITY LIMITS  
Resolution No. 04/2005-06

WHEREAS, the Carrboro Board of Aldermen seeks to create contiguous areas within the town that provide for integrated natural resource stewardship as well as recreational opportunities for its residents and visitors, and

WHEREAS, Orange County currently has title to a parcel (PIN 9778-97-5883; 0.2 acres) adjacent to Baldwin Park in the downtown area of Carrboro, and

WHEREAS, Orange County currently has title to an open space in the Fox Meadow subdivision (PIN 9870-14-9741; 5.0 acres), and

WHEREAS, the Town of Carrboro Recreation & Parks, Public Works, and Planning departments carefully evaluate land use in the Town of Carrboro and maintain all park properties owned by the Town of Carrboro,

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen respectfully request that the Orange County Board of County Commissioners consider transfer of these properties to the Town of Carrboro.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 16<sup>th</sup> day of August, 2005:

Ayes: Joal Hall Broun, Mark Chilton, Jacquelyn Gist, John Herrera, Diana McDuffee, Alex Zaffron, Michael Nelson

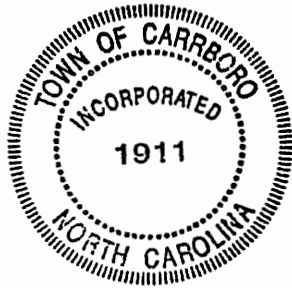
Noes: None

Absent or Excused: None

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Town of Carrboro  
Resolution No. 04/2005-06

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I, Sarah C. Williamson, Town Clerk of the Town of Carrboro, North Carolina, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Carrboro Board of Aldermen at its meeting on August 16, 2005.


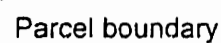
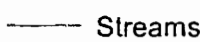


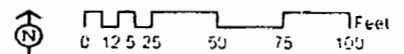
Sarah C. Williamson  
Town Clerk

# Possible Land Transfer to Town of Carrboro

(7)



-  Orange County land
-  Parcel boundary
-  Streams



Orange County  
Environment & Resource  
Conservation Department  
3/13/08

