



**OPEN THE PUBLIC HEARING AND CONSIDER ACTION ON A PETITION TO ANNEX PROPERTIES AT SUNRISE ROAD AND GINGER ROAD**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Judy Johnson, Interim Director  
Corey Liles, Principal Planner  
TOWN OF CHAPEL HILL BUSINESS MANAGEMENT DEPARTMENT  
Amy Oland, Director

<b>PROJECT LOCATION</b> Sunrise Road and Ginger Road	<b>PUBLIC HEARING DATE</b> November 20, 2019	<b>REQUESTED BY</b> Habitat for Humanity of Orange County Barbara and Donald Levine
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**STAFF’S RECOMMENDATION**

That the Council open the Public Hearing, receive public comment, close the public hearing, and enact Ordinance A to annex the property with an effective annexation of 11:59 p.m. on November 20, 2019.

**ITEM OVERVIEW**

The Town received a voluntary petition on October 15, 2019 from Habitat for Humanity of Orange County and from Barbara and Donald Levine to annex 33.72 acres of land into the Town of Chapel Hill corporate limits. The Town Clerk reviewed the petition and determined it to be valid. On [October 30, 2019](#)<sup>1</sup>, the Council adopted a resolution to call tonight’s public hearing.

**ADDITIONAL INFORMATION**

- North Carolina General Statute 160A-31(c) requires the Town to set a public hearing for annexation upon receiving a valid petition for land contiguous to Town boundaries. Staff notified the community of the hearing, in accordance with State statute.
- Enacting the Ordinance would annex five parcels of land along with the Ginger Road right-of-way and adjoining Sunrise Road right-of-way to the centerline.
- This is a voluntary petition to annex property that is also going through the development review process. Habitat for Humanity has submitted a Conditional Zoning application for this site known as [Weavers Grove](#)<sup>2</sup>, which would include 219 dwelling units. This development application will be the subject of a separate public hearing.
- The property is currently located in the [Chapel Hill JPA Transition Area](#)<sup>3</sup>, where Orange County has joint review of new development with the Town. Incorporating the site into Town limits would allow distribution of Affordable Housing funds [approved by Council on March, 6, 2019](#)<sup>4</sup>. It would allow the Town to be the sole reviewing jurisdiction for the development proposal.
- Annexation of property adjacent to existing urban areas is a tool for ensuring the efficient delivery of urban services and the orderly development of urban areas.

**PROCESS**

1. Receive Petition
2. Certify Sufficiency
3. Call Public Hearing
4. Fiscal Analysis
5. **Council Public Hearing and Consider Annexation Request**  
(Council may take action on the same night as the hearing)

**FISCAL IMPACT/RESOURCES**

Annexation of this area would include it in the Town's corporate limits. Annexed properties pay property tax to the Town of Chapel Hill and may receive the full range of services provided by the Town.

- Staff conservatively estimates that revenues and costs for the proposed Weavers Grove development would produce a net positive annual financial impact of \$19,986.
- This financial impact is based on the current Habitat for Humanity proposal and is subject to change depending on the number of units and square footage that Council decides to approve for the site.
- The Town would also make a one-time payment of \$1526.52 towards the long-term debt of the New Hope Fire District, to meet the requirements of State statute.
- Further detail on fiscal impacts is provided in the attached materials.

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4207151&GUID=13171FB1-2A11-4428-8426-16F018CA66FE>

<sup>2</sup> <https://www.townofchapelhill.org/town-hall/departments-services/planning-and-development-services/development-activity-report/weaver-grove>

<sup>3</sup> <https://www.orangecountync.gov/1497/Documents>, scroll to section on Joint Planning Area (JPA)

<sup>4</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3872305&GUID=BC5C73F0-AB45-4DAF-AD64-0229CF9CC074>

**ATTACHMENTS**

1. Draft Staff Presentation
2. Ordinance A (Approving the Annexation)
3. Voluntary Annexation Petition Map
4. Annexation Petition with Certificate of Sufficiency
5. Annexation Financial Impact Analysis
6. New Hope Fire District Debt Workbook