



OPEN THE PUBLIC HEARING AND CONSIDER ACTION ON A PETITION TO ANNEX PROPERTY AT 2200 EUBANKS ROAD

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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TOWN OF CHAPEL HILL BUSINESS MANAGEMENT DEPARTMENT
Amy Oland, Director

PROJECT LOCATION 2200 Eubanks Road	MEETING DATE September 14, 2022	REQUESTED BY Optimal Ventures, LLC
STAFF’S RECOMMENDATION That the Council enact Ordinance A to annex the property with an effective annexation of 11:59 p.m. on September 14, 2022.		
ITEM OVERVIEW The Town received a valid petition to annex 19.344 acres of land at 115 and 135 Chapel Point Road (previously 2200 Eubanks Road). Council called a public hearing on annexation on June 15, 2022 ¹ . Annexation would extend the Town’s corporate limits to include this property.		
PROCESS <ol style="list-style-type: none"> 1. Receive Petition 2. Certify Sufficiency 3. Call Public Hearing 4. Fiscal Analysis 5. Council Public Hearing & Possible Action on Annexation 	ADDITIONAL INFORMATION <ul style="list-style-type: none"> • Optimal Ventures LLC submitted a voluntary annexation petition on March 29, 2022. The Town Clerk reviewed and determined this is a valid petition. • 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. • The Town notified the community of the annexation hearing in accordance with State statute. • Enacting the Ordinance would annex 19.344 acres of private land adjacent to I-40. • The property in question is the site of Putt Putt Fun Center, a future commercial recreation center containing 28,059 sq. ft. of indoor recreation space and 82,830 square feet of conditioned self-storage. • 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. 	
FISCAL IMPACT/RESOURCES Annexed properties pay property tax to the Town of Chapel Hill and may receive the full range of services provided by the Town. Further detail on fiscal impacts is provided in the attached materials. The approved Conditional Zoning ² allows up to 112,500 sq. ft. of development on the site, which would result in additional revenues and costs for the Town. The Town would also make a one-time payment of \$833.76 towards the long-term debt of the New Hope Fire District, to meet the requirements of G.S. 160A-31.		
ATTACHMENTS	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Ordinance A (Approving the Annexation) 3. Proposed Annexation Map 4. Annexation Petition with Certificate of Sufficiency 5. Annexation Financial Impact Analysis 6. New Hope Fire District Debt Workbook 	

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5690878&GUID=292ADCDB-0415-4795-BB16-CF5B8BE52078>

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4989341&GUID=E1034275-23D9-478A-8058-5A2730AE0AA9>