



**OPEN THE PUBLIC HEARING ON A PETITION TO ANNEX PROPERTY AT 7000 MILLHOUSE ROAD**

**STAFF REPORT**

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

<b>PROJECT LOCATION</b> 7000 Millhouse Road	<b>PUBLIC HEARING DATE</b> November 4, 2020	<b>REQUESTED BY</b> Carolina Donor Services LLC
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**STAFF’S RECOMMENDATION**

That the Council open the Public Hearing regarding annexation, receive public comment, close the public hearing, and allow public comment for twenty-four (24) hours following the closing of the public hearing.

(Under the recently enacted legislation authorizing public hearings at remote meetings, public comment may continue to be submitted in the hearing record for 24 hours after the November 4, 2020 public hearing)

**ITEM OVERVIEW**

The Town has received a valid petition to annex 9.76 acres of land at 7000 Millhouse Road. On [October 7, 2020<sup>1</sup>](#), the Council adopted a resolution calling tonight’s public hearing. Annexation would extend the Town’s corporate limits to include this property.

**PROCESS**

1. Receive Petition
2. Certify Sufficiency
3. Call Public Hearing
4. Fiscal Analysis
5. **Council Public Hearing on Annexation Petition**
6. December 9, 2020: Consider Action on Annexation

**ADDITIONAL INFORMATION**

- Carolina Flex Park LLC submitted a voluntary annexation petition on February 17, 2020. Following sale of the property, the annexation petition was updated on September 30, 2020 to include signature from the current property owner, Carolina Donor Services LLC. 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. ‘Contiguous’ land includes land that is separated from the Town boundary by municipal-owned property.
- Staff notified the community of the annexation hearing in accordance with State statute.
- Enacting the Ordinance would annex 9.76 acres of private land along with half the right-of-way of Millhouse Road.
- The property in question is the site of Carolina Donor Services, a future 51,281 sq. ft. office and clinic/lab facility for organ and tissue recovery.
- 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.

- Staff conservatively estimates that revenues and costs for the proposed Carolina Donor Services development would produce a net positive annual financial impact of \$17,235.
- The approved plans for the Carolina Donor Services site leave room for additional future facilities. The [approved Conditional Zoning<sup>2</sup>](#) allows up to 380,000 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 \$123.09 towards the long-term debt of the New Hope Fire District, to meet the requirements of State statute.

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4657876&GUID=1472DBD4-8A3F-4735-B64C-DEEF22C3A74B>

<sup>2</sup> [http://chapelhill.granicus.com/GeneratedAgendaViewer.php?view\\_id=21&clip\\_id=3313](http://chapelhill.granicus.com/GeneratedAgendaViewer.php?view_id=21&clip_id=3313). See Item #3, Carolina Flex Park.

**ATTACHMENTS**

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