



Annexation of Millhouse Rd Property

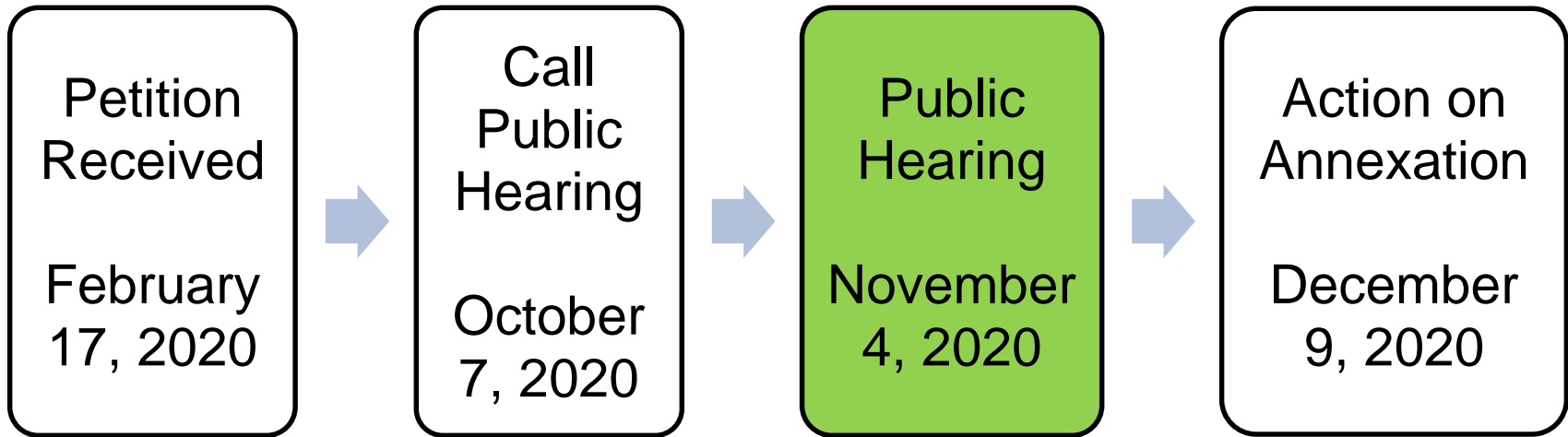


November 4, 2020 | Council Regular Meeting

Recommendation






- Receive public comment
- Close the public hearing and continue to receive comment for 24 hours via email –
mayorandcouncil@townofchapelhill.org
- Consider action on the annexation on December 9

Where is this in the annexation process?

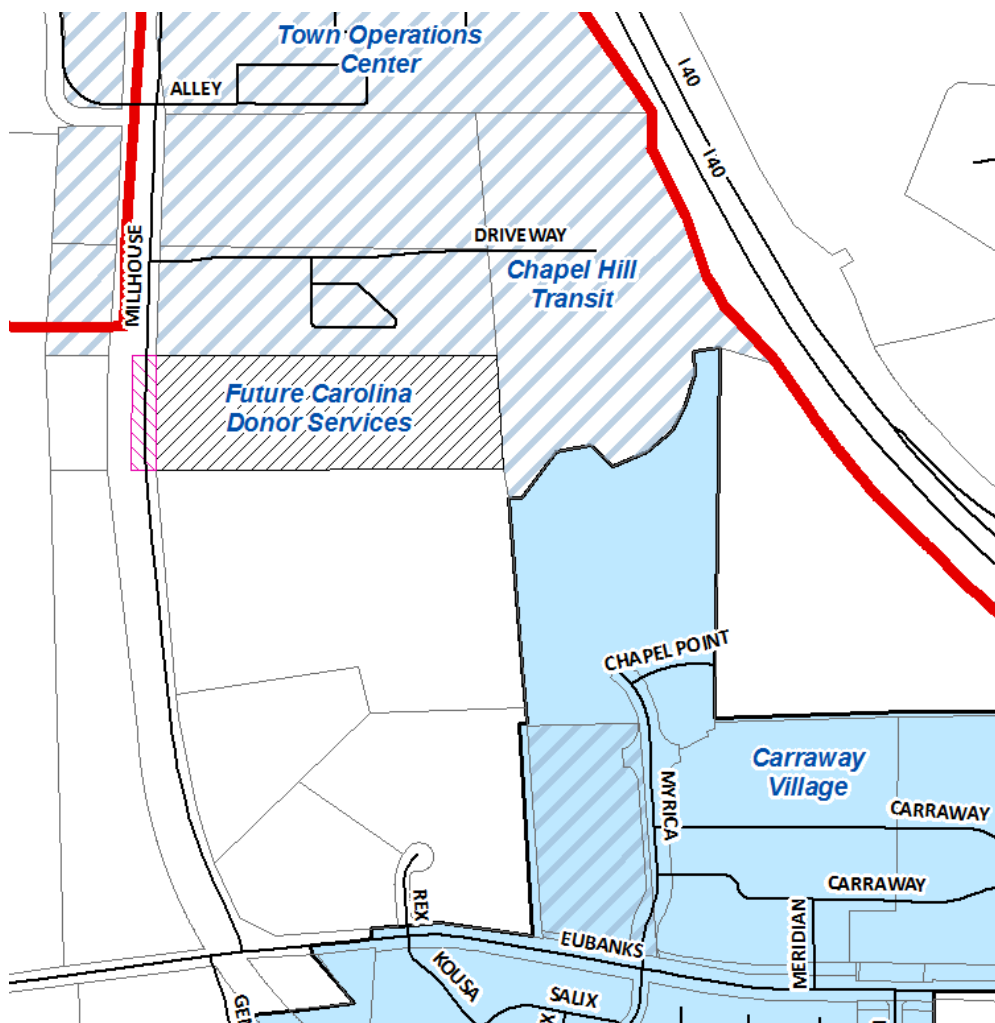


Location

Legend

-  Parcels to be Annexed
-  Right-of-way to be Annexed
-  Chapel Hill Corporate Limits
-  Town-Owned Property
-  Chapel Hill Planning Jurisdiction

7000 Millhouse Rd
9.76 acres



Development Context

Light Industrial Conditional Zoning

- Approved by Council October 18, 2017
- Allows commercial / office / light industrial uses
- Up to 380,000 sq ft for the subject site

Carolina Donor Services

- Final Plans approved June 19, 2020
- 51,281 sq ft office and clinic/lab facility

Fiscal Analysis

Revenues	Property Use
Governmental Revenues	
Property Taxes (General Fund & Debt Fund)	\$ 43,435
Vehicle Taxes & Fees	-
Total Governmental Revenue	43,435
Enterprise Revenues	
Transit Tax	5,385
Stormwater Utility Fees	4,694
Total Enterprise Revenue	10,078
Total Annual Revenues	\$ 53,513

Estimates based on approved site plan for Carolina Donor Services

Fiscal Analysis

Costs	Property Use
Governmental Costs	
Operations and General Government	\$ 23,168
Capital – Debt Service	3,032
Total Governmental Costs	26,200
Enterprise Costs	
Transit Tax	5,385
Stormwater Utility Fees	4,694
Total Enterprise Costs	10,078
Total Annual Costs	\$ 36,278

- Estimates based on approved site plan
- Assumptions made for a number of factors that affect cost of services
- New expenses only incurred if approved by Council as part of annual budget process

Fiscal Analysis

- Estimated net annual impact on Town finances:

Annual Financial Impact (Revenue/Costs)	\$	17,235
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- **\$123** one-time payment to New Hope Fire District, to offset long-term debt

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