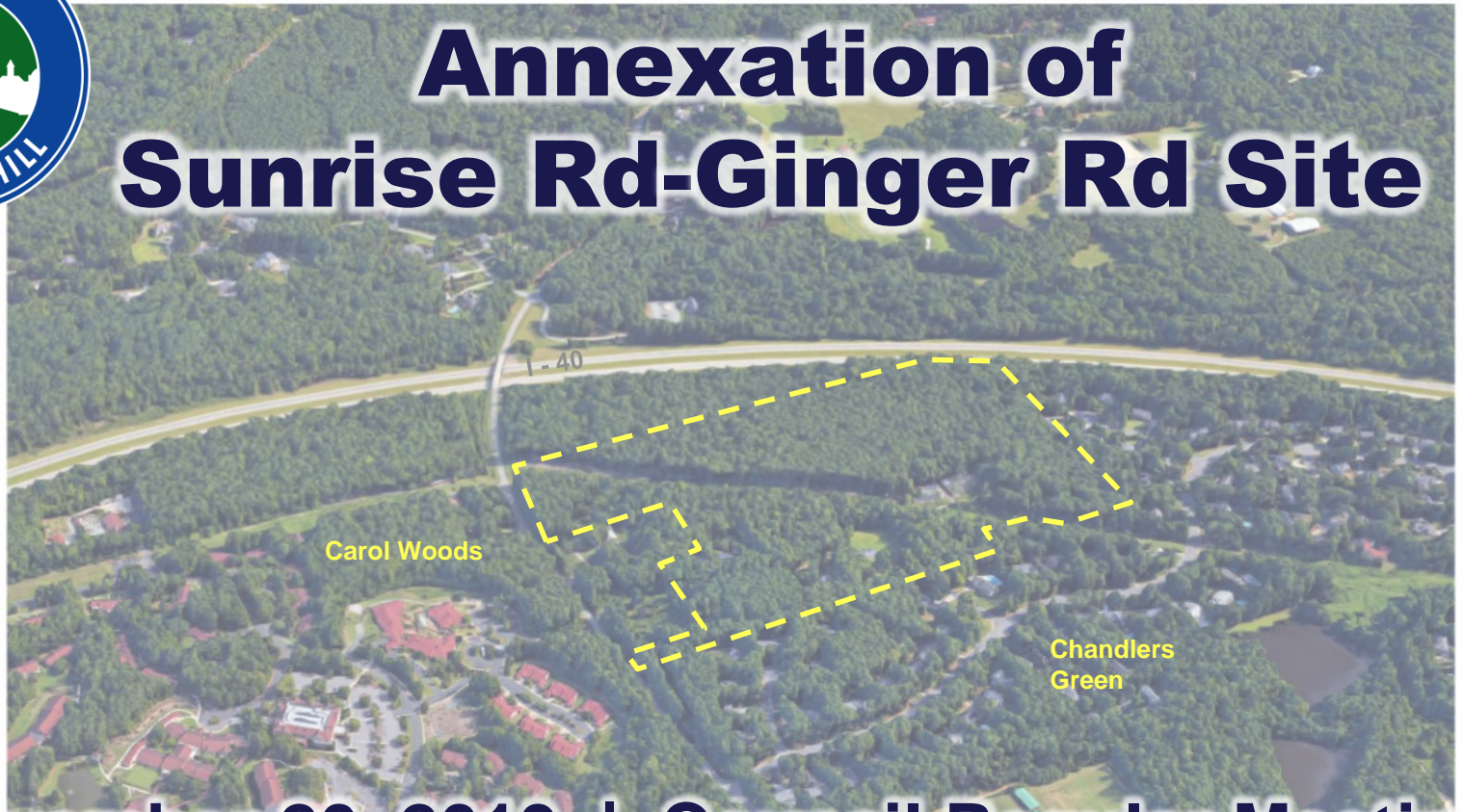




Annexation of Sunrise Rd-Ginger Rd Site







November 20, 2019 | Council Regular Meeting

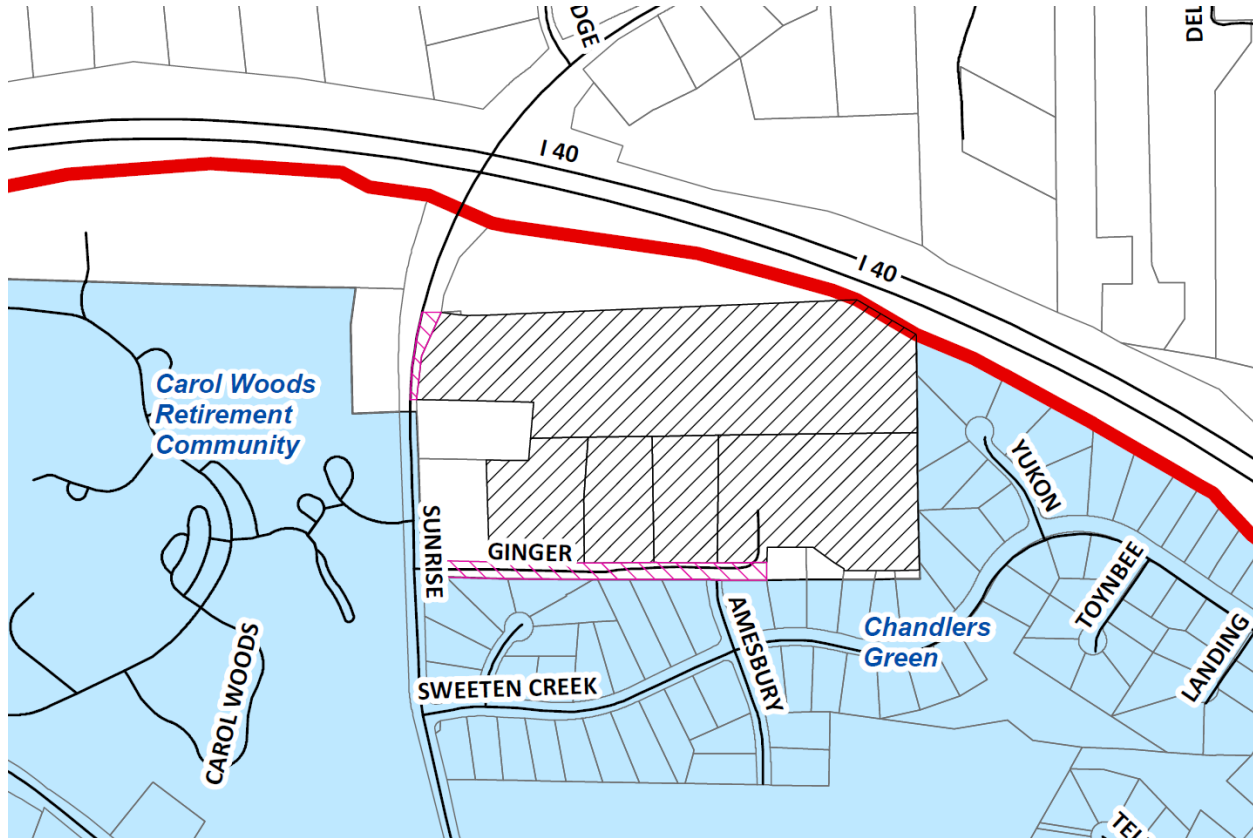
Where is this in the annexation process?



Location

Legend

-  Parcels to be Annexed
-  Right-of-way to be Annexed
-  Chapel Hill Planning Jurisdiction (includes ETJ and Transition Area)
-  Chapel Hill Corporate Limits



33.72 acres

Existing Uses

Site made up of 5 parcels

Number of parcels by use	
Single-family residence	3 (2 currently occupied)
Business	1 (Nursery, no longer operating)
Undeveloped	1

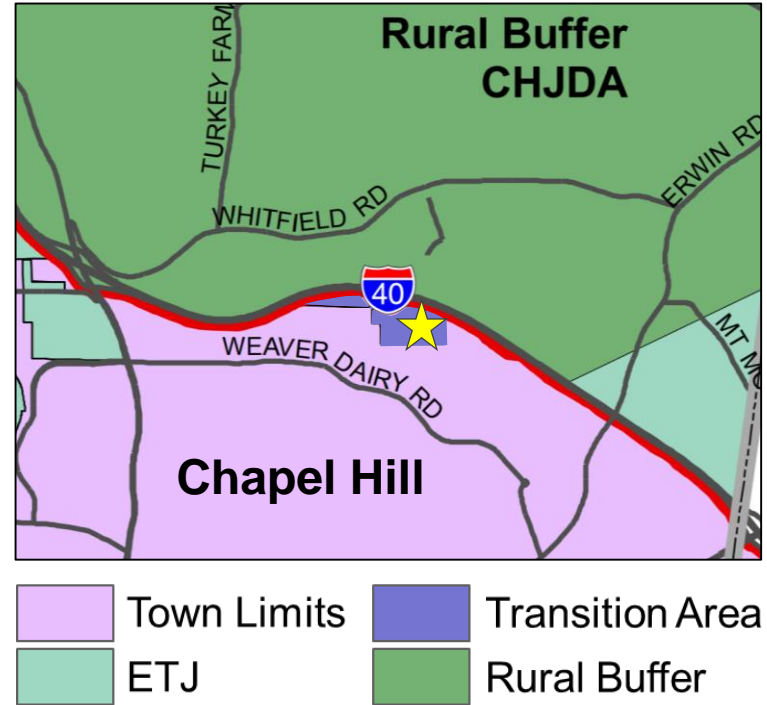
Anticipated Development

June 27, 2019: Conditional Zoning application submitted by Habitat for Humanity for Weavers Grove

Proposed Uses	
Total Dwelling Units	219 (Duplex, Townhome, and Multifamily)
Affordable Units	94 out of Total
Other Uses	Café, Community Center

Transition Area

- Site falls in JPA Transition Area – outside of Extra-Territorial Jurisdiction (ETJ)
- Joint review by Orange County
- Existing zoning is applied by County through adoption of Town zoning districts



Joint Planning Map

Fiscal Analysis

Revenues	Residential Property Use
Governmental Revenues	
Property Taxes (General Fund & Debt Fund)	\$ 393,006
Vehicle Taxes & Fees	28,483
Total Governmental Revenue	421,490
Enterprise Revenues	
Transit Tax	48,720
Stormwater Utility Fees	17,361
Total Enterprise Revenue	66,081
Total Annual Revenues	\$ 487,571

Estimates based on current development proposal for Weavers Grove (219 units)

Fiscal Analysis

Costs	Residential Property Use
Governmental Costs	
Operations and General Government	\$ 358,283
Capital – Debt Service	43,221
Total Governmental Costs	401,504
Enterprise Costs	
Transit Tax	48,720
Stormwater Utility Fees	17,361
Total Enterprise Costs	66,081
Total Annual Costs	\$ 467,584

- Estimates based on Weavers Grove proposal (219 units)
- Best available methodology for future resident use of services
- New expenses only incurred if approved by Council as part of annual budget process

Fiscal Analysis

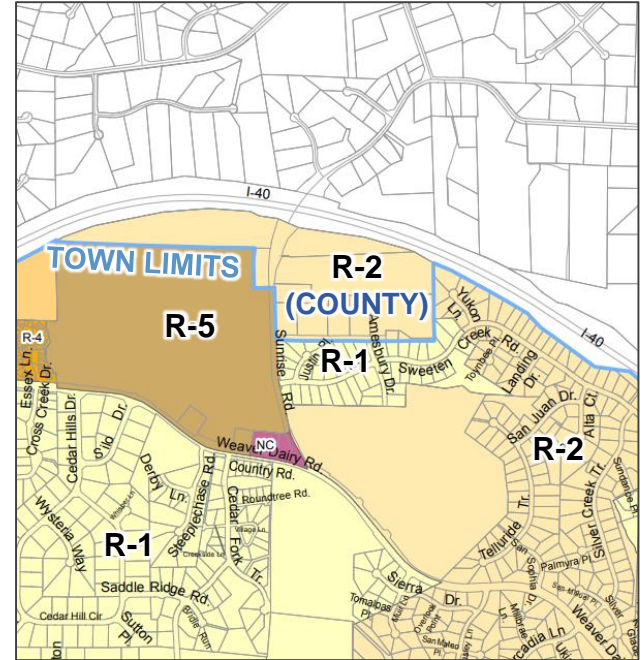
- Estimated net annual impact on Town finances, with Weavers Grove development:

Annual Financial Impact (Revenue/Costs)	\$ 19,986
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- Estimated costs and revenues without development would each be very low
 - 3 existing single-family homes and 2 vacant parcels
- **\$1,527** one-time payment to New Hope Fire District, to offset long-term debt

Future Rezoning Action

- After annexation, existing R-2 zoning must be applied directly by Town (rather than County)
- Conversion to Town R-2 zoning anticipated for follow-up hearing
- Consideration of applicant proposal for Conditional Rezoning at a later date



Chapel Hill Zoning Map

Recommendation

- Receive public comment
- Close the public hearing
- Enact an ordinance to annex properties at Sunrise Rd and Ginger Rd (0-2)

Annexation effective at midnight