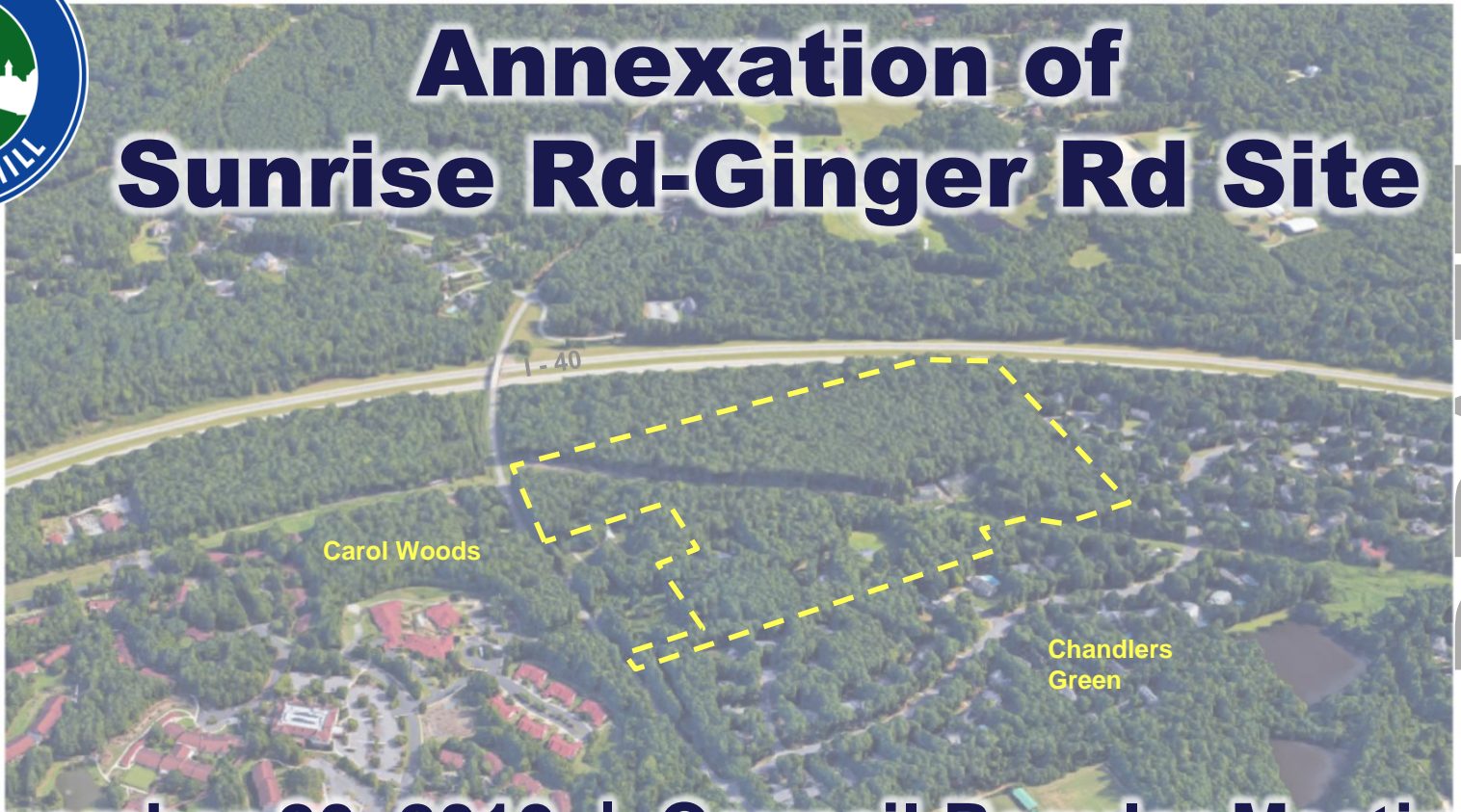




Annexation of Sunrise Rd-Ginger Rd Site



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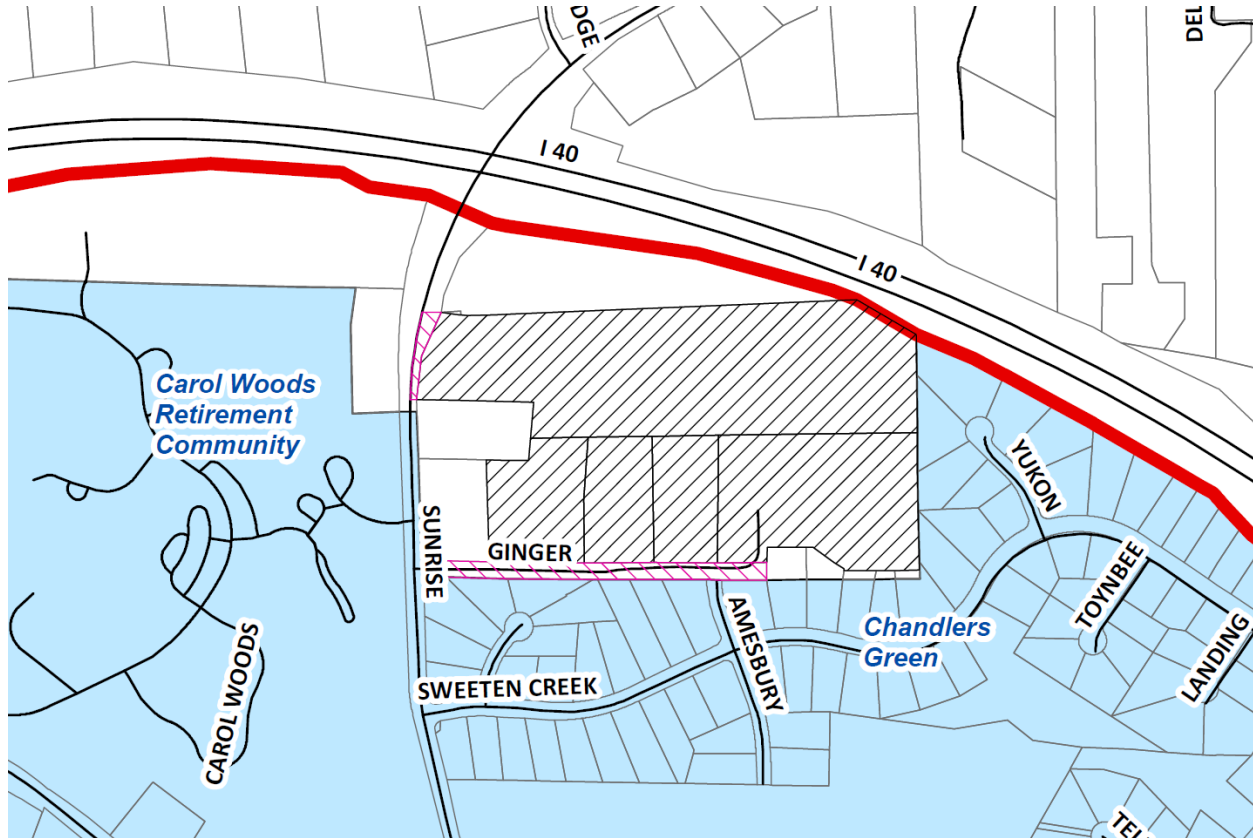
November 20, 2019 | Council Regular Meeting

Where is this in the annexation process?







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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

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Anticipated Development

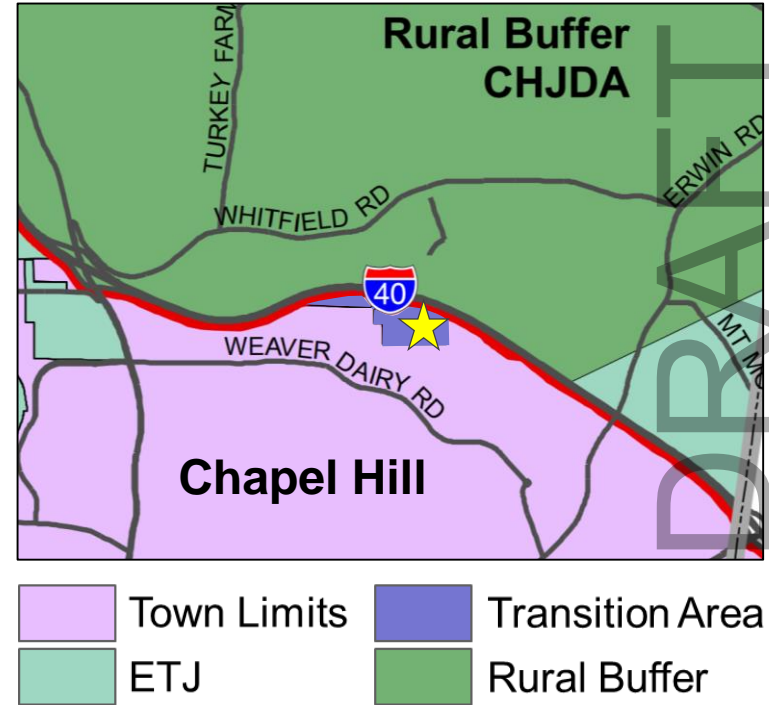
June 27, 2019: Conditional Zoning application submitted by Habitat for Humanity for Weavers Grove

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

Interests in Annexation

- Site falls in JPA Transition Area – outside of Extra-Territorial Jurisdiction (ETJ)
- Affordable Housing funds approved for project must be spent within Town limits or ETJ
- Opportunity for one reviewing jurisdiction – no joint review with County



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

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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 current development proposal for Weavers Grove

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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
- **\$1526.52** one-time payment to New Hope Fire District, to offset long-term debt

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Recommendation

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

Annexation effective at midnight

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