



## CONSIDER A PETITION TO ANNEX PROPERTY AT 7300 MILLHOUSE ROAD

### SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Colleen Willger, Director  
 Corey Liles, Planning Manager  
 TOWN OF CHAPEL HILL BUSINESS MANAGEMENT DEPARTMENT  
 Amy Oland, Director

<b>PROJECT LOCATION</b> 7300 Millhouse Road	<b>MEETING DATE</b> September 14, 2022	<b>REQUESTED BY</b> Merritt CP1, LLC
<b>STAFF'S RECOMMENDATION</b> That the Council enact Ordinance A to annex the property with an effective annexation of 11:59 p.m. on September 14, 2022.		
<b>ITEM OVERVIEW</b> The Town received a valid petition to annex 19.65 acres of land at 7300 Millhouse Road. Annexation would extend the Town's corporate limits to include this property.		
<b>PROCESS</b> <ol style="list-style-type: none"> <li>1. Receive Petition</li> <li>2. Certify Sufficiency</li> <li>3. Call Public Hearing</li> <li>4. Fiscal Analysis</li> <li>5. <b>Council Public Hearing and Action on Annexation</b></li> </ol>	<b>ADDITIONAL INFORMATION</b> <ul style="list-style-type: none"> <li>• Merritt CP1, LLC submitted a voluntary annexation petition on April 7, 2022. The Town Clerk reviewed and determined this is a valid petition.</li> <li>• 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.</li> <li>• The Town notified the community of the annexation public hearing in accordance with State statute.</li> <li>• Enacting the Ordinance would annex 19.65 acres of private land along with half of the adjacent right-of-way of Millhouse Road.</li> <li>• The property in question is approved for construction of 116,690 sq. ft. of flex warehouse space.</li> <li>• 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.</li> </ul>	
<b>FISCAL IMPACT/RESOURCES</b> 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 Town would also make a one-time payment of \$674.65 towards the long-term debt of the New Hope Fire District, to meet the requirements of G.S. 160A-31.1.		
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Draft Staff Presentation</li> <li>2. Ordinance A (Approving the Annexation)</li> <li>3. Proposed Annexation Map</li> <li>4. Annexation Petition with Certificate of Sufficiency</li> <li>5. Annexation Financial Impact Analysis</li> <li>6. New Hope Fire District Debt Workbook</li> </ol>	