

April 25, 2023

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: 7300 Millhouse Rd Rezoning Amendment

REZONING AMENDMENT

A zoning amendment is requested to the Project Triumph CZD Application (Project 18-040), previously approved by Town Council on June 20, 2018. The subject project is located at 7300 Millhouse Road, Chapel Hill, NC.

The applicant wishes to amend the existing LI-CZD to allow for the additional permitted uses listed below:

- supply yard;
- recreation facility;
- public use facility;
- public service facility;
- place of worship;
- place of assembly;
- maintenance/ storage facility;
- child day care

A trip generation study has been included with the submittal to illustrate various scenarios of possible use combinations to ensure the project still falls within the original TIA's expected trip generation.

Sincerely,

MCADAMS



Jessie Hardesty
Planner III, Planning + Design

May 25, 2023

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

Re: 7300 Millhouse Rd Modifications to Regulations

SIGNAGE REQUIREMENTS

The Land Use Management Ordinance Article 5.14 sets forth signage requirements for the Town of Chapel Hill. As part of the Conditional Zoning (CZ) amendment request, a modification to signage requirements is also requested. As the LUMO is currently written, development identification signs are not permitted under the LI-CZ district.

It is requested that development identification signs be permitted as part of the Millhouse Rd development with the following maximum dimensions:

Width: 205 inches
Height: 85 inches
Area: 212 square feet

With a development of this size on approximately 20 acres with over 115,000 square feet of floor area, it is essential for the developer to have the right to provide signage at the entrance to the site. This sign will serve as a way finder and provide clear visibility and a direct line of sight for drivers, helping motorists easily identify the entrance to our business park from a distance. It will attract new, prospective customers to our flex/light industrial business park in Chapel Hill and support our tenants' business goals. Lastly, this sign serves as an extension of Merritt's brand and ensures a consistent look through the site's architecture to indicate North Chapel Business Center is an established park and that will remain for the long term. We kindly ask that the Council consider approval of this request with the CZ amendment.

Sincerely,
MCADAMS



Jessie Hardesty
Planner III, Planning + Design

April 19, 2023

Roger Henderson, AICP, P.E.
Town of Chapel Hill Public Works – Traffic
6850 Millhouse Road
Chapel Hill, NC 27516-8173
919.969.5093

RE: 7300 Millhouse Road Rezoning – Chapel Hill, North Carolina – Trip Generation Comparison

Dear Mr. Henderson,

TRIP GENERATION COMPARISON

This letter presents a comparison of the trip generation potential for the proposed 7300 Millhouse Road Rezoning development located in Chapel Hill, North Carolina. The purpose of this letter is to demonstrate a variety of land uses that can be accommodated on-site with the trip generation threshold set by the 2018 traffic study completed by HNTB. Per the previously completed traffic study, the current facility is permitted for 110,000 square feet (sq. ft.) of general office space. Three (3) scenarios of the proposed allowable uses are provided based on a mixture of the larger trip and parking generators for the site. With the newly allowable land uses for the site the maximum density for the site has not changed. The applicant is proposing the additional land uses listed below:

- > Supply yard
- > Recreation facility
- > Public use facility
- > Public service facility
- > Place of worship
- > Place of assembly
- > Maintenance / storage facility
- > Child daycare

Scenario 1

- > 50,000 sq. ft. of warehouse/storage space
- > 30,000 sq. ft. recreational facility
- > 30,000 sq. ft. church

Scenario 2

- > 67,500 sq. ft. of warehouse/storage space
- > 10,000 sq. ft. gymnastics gym
- > 30,000 sq. ft. church
- > 2,500 sq. ft. brewery tap-room

Scenario 3

- > 65,000 sq. ft. of warehouse/storage space
- > 10,000 sq. ft. gymnastics gym
- > 30,000 sq. ft. church
- > 5,000 sq. ft. day care center

TRIP GENERATION

Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and the suggested method of trip calculations provided in NCDOT's *Rate vs. Equation spreadsheet*, trips for the development scenarios proposed were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. Refer to the attachments for the trip generation for the previously approved and proposed potential land uses, as well as a comparison between the expected trip generation potentials. Table 1, below, provides a summary of these trip generation tables.

TABLE 1: TRIP GENERATION SUMMARY							
Trip Generation Scenario	Daily Trips	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
2018 HNTB TIA	1,164	112	18	130	20	105	125
Scenario 1	1,210	67	30	97	51	71	122
Difference (+/-)	+46	-45	+12	-33	+31	-34	-3
% Difference	+4.2%	-25.4%			-2.4%		
Scenario 2	787	38	20	58	44	57	101
Difference (+/-)	-377	-74	+2	-72	+24	-48	-24
% Difference	-32.4%	-55.4%			-19.2%		
Scenario 3	867	64	46	110	55	76	131
Difference (+/-)	-297	-48	+28	-20	+35	-29	+6
% Difference	-25.4%	-15.4%			4.8%		

Based on review of the trip generation potential of the proposed densities in the previously described scenarios in comparison to the trip generation potential from the 2018 TIA, the additional proposed land uses for the subject development are not expected to trigger the need for an updated TIA.

PARKING DEMAND

Per coordination with the Town, an assessment of parking demand was also completed to determine if adequate on-site parking would be accommodated for the proposed land uses. Based on the Town of Chapel Hill Code of Ordinances (COO), trips for the development scenarios proposed were calculated. Refer to Tables 2-4, on the following page, for the parking generation for the proposed potential land uses.

Assumptions were made to establish parking requirements based on the Town's COO. These assumptions are outlined in the parking generation tables. It should be noted that the parking demand shown in these tables reflect the peak demand from each land use stacked on top of one another; however some of the uses are complementary with peak demand occurring while other uses are expected to be closed (such as the church and daycare land uses).

TABLE 2: PARKING GENERATION (SCENARIO 1)

Land Use (ITE Code)	Density	Town COO
Warehousing / Storage (150)	50 KSF	20
Recreational Community Center (495)	30 KSF	85 ¹
Church (560)	30 KSF	136 ²
Total Parking Required		241

1. Parking requirement for "Public Use Facility" used as a generalized requirement for this land use (1 per 350 SF).
2. Assuming a design accommodation of 680 people (1 space per 5 seats).

TABLE 3: PARKING GENERATION (SCENARIO 2)

Land Use (ITE Code)	Density	Town COO
Warehousing / Storage (150)	62.5 KSF	27
Rock Climbing Gym (434)	10 KSF	29 ¹
Church (560)	30 KSF	136 ²
Brewery Tap-Room (791)	2.5 KSF	8 ³
Total Parking Required		200

1. Parking requirement for "Public Use Facility" used as a generalized requirement for this land use (1 per 350 SF).
2. Assuming a design accommodation of 680 persons (1 per 4 persons design accommodation).
3. Assuming a design accommodation of 680 people (1 space per 5 seats).

TABLE 4: PARKING GENERATION (SCENARIO 3)

Land Use (ITE Code)	Density	Town COO
Warehousing / Storage (150)	65 KSF	26
Rock Climbing Gym (434)	10 KSF	29 ¹
Church (560)	30 KSF	136 ²
Daycare (565)	5 KSF	17 ³
Total Parking Required		208

1. Parking requirement for "Public Use Facility" used as a generalized requirement for this land use (1 per 350 SF).
2. Assuming a design accommodation of 680 people (1 space per 5 seats).
3. Parking requirement for "Business, General (Retail)" used as a generalized requirement for this land use (1 per 300 SF).

The proposed development is expected to provide 225 parking spaces. With an allowable exceedance of 10%, the total maximum parking demand of the site is 248 parking spaces. Based on a review of the Town's COO, parking demand on-site is expected to be accommodated. The peak hour of the Church land use (typically early morning Sunday) is not expected to overlap the peak hour of the other proposed land uses such as the brewery, warehouse, or gymnastics facility which would be expected to achieve peak use/demand later in the day and on other days of the week.

SUMMARY

This letter presents a comparison of the trip generation potential and the parking demand for the proposed 7300 Millhouse Road development located in Chapel Hill, North Carolina. The purpose of this letter is to demonstrate the trip generation potential and parking demand impacts of the proposed land uses.

Per the previously completed traffic study, the current development is permitted for 110,000 square feet (sq. ft.) of general office space. Based on the findings of this letter, the land uses listed below can all be accommodated without resulting in a greater trip generation potential than what was analyzed in the 2018 traffic study, and without parking demand expecting to exceed the number of spaces currently proposed. The applicant is proposing the additional land uses listed below:

- > Supply yard
- > Recreation facility
- > Public use facility
- > Public service facility
- > Place of worship
- > Place of assembly
- > Maintenance / storage facility
- > Child daycare

If you should have any questions or comments relative to this study, please feel free to contact me at 919.287.0741.

Sincerely,

MCADAMS



Nate Bouquin, PE, PTOE



TABLE 1A: TRIP GENERATION (SCENARIO 1)

Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
2018 TIA Trip Generation									
General Office [10 th Edition] (710)	110 KSF	Generator / Equation	1,164	112	18	130	20	105	125
Proposed Trip Generation									
Warehousing / Storage (150)	50 KSF	Adjacent / Equation	117	23	7	30	9	23	32
Recreational Community Center (495)	30 KSF	Adjacent / Rate	865	38	19	57	35	40	75
Church (560)	30 KSF	Adjacent / Rate	228	6	4	10	7	8	15
Total Trip Generation			1,210	67	30	97	51	71	122
Net Trip Generation Difference (+/-)			+46	-45	+12	-33	+31	-34	-3

TABLE 1B: TRIP GENERATION (SCENARIO 2)

Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
2018 TIA Trip Generation									
General Office [10 th Edition] (710)	110 KSF	Generator / Equation	1,164	112	18	130	20	105	125
Proposed Trip Generation									
Warehousing / Storage (150)	67.5 KSF	Adjacent / Equation	145	25	7	32	10	25	35
Gymnastics Gym (434)	10 KSF	Generator / Rate	260 ¹	5	9	14	12	14	26
Church (560)	30 KSF	Adjacent / Rate	228	6	4	10	7	8	15
Brewery Tap-Room (791)	2.5 KSF	Adjacent / Rate	154	2	0	2	15	10	25
Total Trip Generation			787	38	20	58	44	57	101
Net Trip Generation Difference (+/-)			-377	-74	+2	-72	+24	-48	-24

Note: Land Use Code (LUC) 434 (Rock Climbing Gym) utilized as the most similar land use due to limitation with LUC codes in ITE 11th Edition.

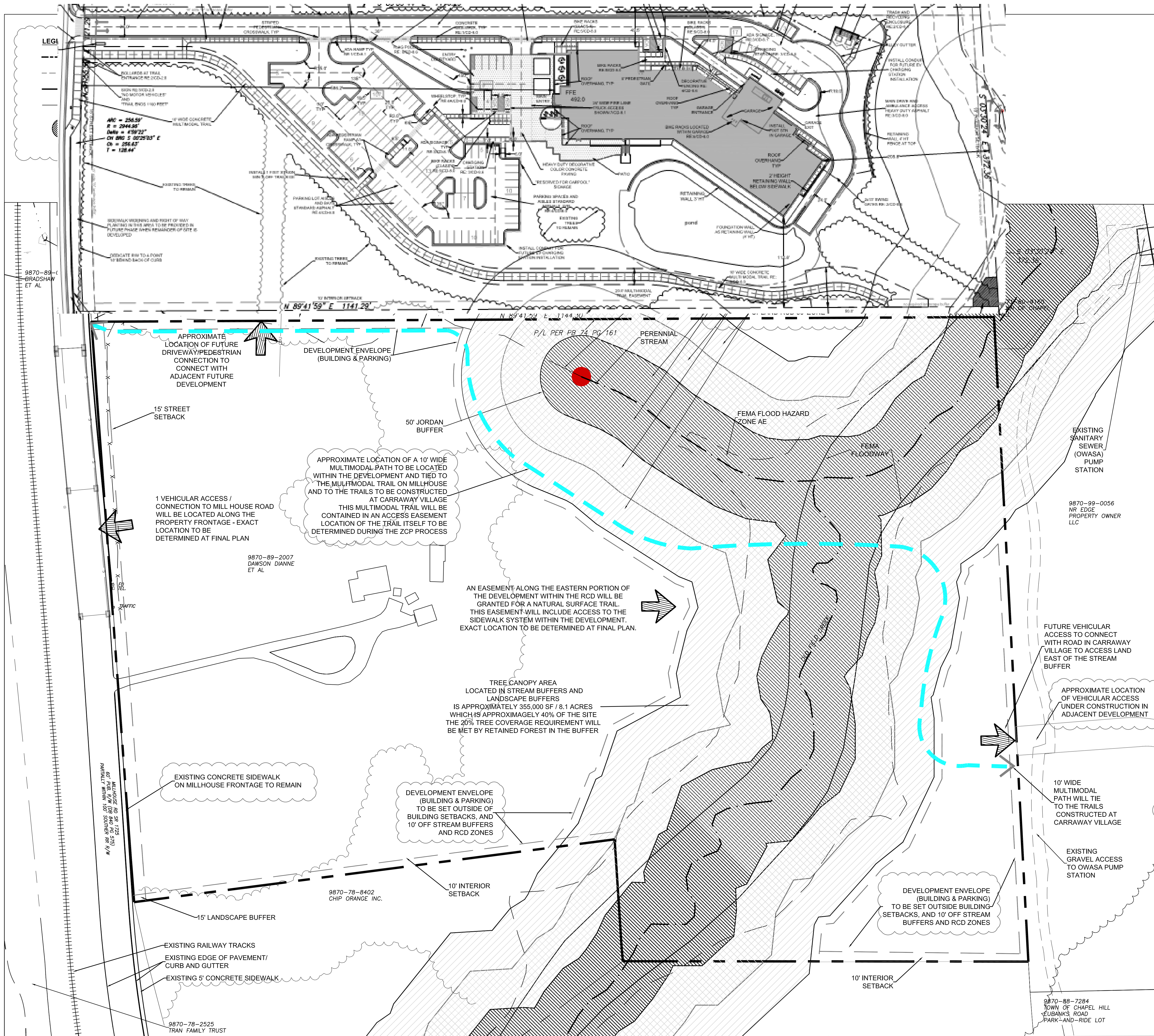
- Daily trip generation estimations are not available for this land use in the 11th Edition; therefore, it was assumed that the daily trip generation is equal to 10 times the total weekday PM peak hour trips.

TABLE 1C: TRIP GENERATION (SCENARIO 3)

Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
2018 TIA Trip Generation									
General Office [10 th Edition] (710)	110 KSF	Generator / Equation	1,164	112	18	130	20	105	125
Proposed Trip Generation									
Warehousing / Storage (150)	65 KSF	Adjacent / Equation	141	24	7	31	10	24	34
Gymnastics Gym (434)	10 KSF	Generator / Rate	260 ¹	5	9	14	12	14	26
Church (560)	30 KSF	Adjacent / Rate	228	6	4	10	7	8	15
Day Care Center (565)	5 KSF	Adjacent / Rate	238	29	26	55	26	30	56
Total Trip Generation			867	64	46	110	55	76	131
Net Trip Generation Difference (+/-)			-297	-48	+28	-20	+35	-29	+6
Net Trip Generation Difference (%)			-25.5%	-15.4%			+4.8%		

Note: Land Use Code (LUC) 434 (Rock Climbing Gym) utilized as the most similar land use due to limitation with LUC codes in ITE 11th Edition.

- Daily trip generation estimations are not available for this land use in the 11th Edition; therefore, it was assumed that the daily trip generation is equal to 10 times the total weekday PM peak hour trips.



TEXT COMMITMENTS

1. EACH APPLICATION FOR FINAL PLAN ZONING COMPLIANCE PERMIT IS REQUIRED TO DEMONSTRATE FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS CONTAINED WITHIN THE TOWN OF CHAPEL HILL LAND USE MANAGEMENT ORDINANCE (LUMO) OR SUCCESSOR ORDINANCE, INCLUDING SPECIAL STANDARDS FOR DEVELOPMENT WITHIN AN INNOVATIVE, LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT (LI-CZD) CONTAINED IN LUMO SECTION 3.4.3(c).
2. AN ENERGY MANAGEMENT PLAN WILL BE SUBMITTED WITH THE ZCP APPLICATION.
3. A 10 FOOT WIDE CONCRETE MULTIMODAL PATH WILL BE BUILT ALONG THE MILLHOUSE ROAD FRONTAGE. THIS WORK WILL REQUIRE A THREE-PARTY AGREEMENT WITH NCDOT, THE TOWN OF CHAPEL HILL, AND THE OWNER. THE MULTIMODAL TRAIL WILL BE SET 8' OFF THE BACK OF CURB WITH THE CONDITION THAT 5' OF THIS WIDTH IS CREDITED TO WARD THE REQUIRED BUFFER REQUIREMENT ALONG MILLHOUSE ROAD.
4. THE DEVELOPMENT WILL PROVIDE AN EASEMENT FOR A NATURAL SURFACE TRAIL ALONG OLD FIELD CREEK AT THE EASTERN PORTION OF THE PROPERTY, AND WILL PROVIDE AN ACCESS EASEMENT BETWEEN THE DEVELOPMENT AND THE PROPOSED TRAIL.
5. A VOLUNTARY ANNEXATION PETITION WILL BE REQUIRED PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT FOR THIS SITE.
6. A TRANSPORTATION MANAGEMENT PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO APPROVAL OF A ZONING COMPLIANCE PERMIT FOR THIS PROJECT.
7. FUTURE DRIVEWAY CONNECTION REQUIRED TO NORTH, FINAL LOCATION TO BE DETERMINED AS PART OF FINAL PLANS REVIEW AND DISCUSSIONS WITH ADJOINING PROPERTY OWNER. DRIVEWAY CONNECTION TO ADJACENT PROPERTIES WILL INCLUDE PEDESTRIAN CONNECTION.
8. INTERNAL DRIVEWAYS WILL BE PRIVATE AND WILL HAVE SUFFICIENT CROSS ACCESS EASEMENT DEDICATED TO ALLOW CONNECTIONS TO ADJOINING PROPERTIES AS SHOWN ON THIS PLAN.
9. A FIRE FLOW REPORT WILL BE SUBMITTED AND ACCEPTED PRIOR TO APPROVAL OF THE ZONING COMPLIANCE PERMIT.
10. DEVELOPMENT WILL COMPLY WITH RCD REGULATIONS. IF THERE IS ANY DISTURBANCE IN THE RCD A SEPARATE PERMIT WILL BE REQUIRED.
11. WALKWAYS WILL BE PROVIDED FOR CONTINUOUS INTERNAL CIRCULATION AND LINKS TO EACH INDICATED ACCESS POINT.
12. REUSE/RECYCLING FACILITIES WILL BE REQUIRED ON SITE WITH ADEQUATE PROVISIONS TO SERVE THE PROJECT. ANY BIO-HAZARDOUS WASTE (OR ANY OTHER SPECIAL WASTES) GENERATED BY THE PROPOSED USE WILL BE SHIPPED OFF SITE FOR PROPER AND LEGAL DISPOSAL.
13. FINAL PLANS FOR EACH BUILDING SHALL COMPLY WITH AND INCLUDE STANDARD NOTES RELATED TO ORANGE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO).
14. AT THE TIME OF FINAL PLAN SUBMISSION FOR EACH BUILDING, A COMPLETED SOLID WASTE MANAGEMENT PLAN DOCUMENT MUST BE SUBMITTED TO ORANGE COUNTY SOLID WASTE FOR REVIEW AND APPROVAL.
15. ANY EXISTING STRUCTURES ON SITE THAT ARE TO BE REMOVED / DEMOLISHED SHALL BE ASSESSED BY ORANGE COUNTY SOLID WASTE STAFF FOR THE PRESENCE OF REGULATED RECYCLABLE AND /OR SALVAGEABLE MATERIALS PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT BY THE TOWN OF CHAPEL HILL, IN ACCORDANCE WITH THE RRMO.

PIN	9870-89-2007
ENVIRONMENTAL CONSTRAINTS	JORDAN BUFFER RESOURCE CONSERVATION DISTRICT FEMA FLOODWAY AND FLOOD HAZARD ZONE AE
LAND AREA	835,568 SF / 19.182 AC
USE GROUP:	B and C
PROPOSED USES INCLUDE:	PERMITTED AS A PRINCIPAL USE: MANUFACTURING - LIGHT, RESEARCH ACTIVITIES - LIGHT, BUSINESS - OFFICE PERMITTED AS AN ACCESSORY USE: YZ USES: NONE ANTICIPATED Z USES: BUSINESS - OFFICE TYPE
PROPOSED FLOOR AREA:	110,000 SF OFFICE, RESEARCH LAB, & LIGHT MANUFACTURING
MAXIMUM BUILDING HEIGHT:	90 FT.
REQUIRED PARKING:	WILL DEPEND ON FINAL BREAKDOWN OF USES IN THE BUILT SPACE
PROPOSED PARKING:	APPROXIMATELY 275 SPACES PARKING ON SITE WILL FALL WITHIN THE RANGE STIPULATED BY THE LUMO FOR EACH USE TYPE. THIS INFORMATION WILL BE INCLUDED AT ZCP PERMITTING STAGE.
INTERNAL DRIVEWAYS WILL BE PRIVATE	
MAX. PROPOSED IMPERVIOUS SURFACE AREA:	MAXIMUM 60% OF SITE
TREE COVERAGE AREA:	REQUIRED - 835,568 SF x 20% = 167,114 SF PROVIDED - MINIMUM 200,000 SF TREE PRESERVATION AREA

PROJECT DATA

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS
LIC# C-1208

NC BOARD OF LANDSCAPE ARCHITECTS
LIC# C-104

Project

PROJECT TRIUMPH

7300
MILL HOUSE ROAD
CHAPEL HILL, NC 27517

PIN 9870-89-2007

Job Number 1832

Drawn: WLR, MTC
Checked: WLR
Date: 4/27/2018
Revisions: 5/21/2018 - REVISION RE: TOWN REVIEW COMMENTS

CZD APPLICATION
NOT ISSUED
FOR CONSTRUCTION

Sheet Title

REZONING PLAN

Sheet Number

DP-3



Town of Chapel Hill
Planning Department
405 Martin Luther King Jr Blvd
Phone: (919) 968-2728

Email: planning@townofchapelhill.org
www.townofchapelhill.org

Property Owner Authorization of Application for Conditional Zoning District

Staff Use Only

Application Number:

Pursuant to NCGS § 160D-703(b) Conditional Districts, property may be placed in a conditional district only in response to a petition by all owners of the property to be included.

This Property Owner Authorization form must be completed and signed by the current property owner(s) of each zoning lot involved in the proposed Conditional Zoning District application. Please submit a separate form per property owner.

Project Name: Flex Buildings Millhouse Road

Property Address: 7300 Millhouse Road

Parcel Identifier Number(s) (PINs): 9870892007

Property Owner Name (must match County tax records): MERRITT CP1 LLC

Property Owner Address: 2066 LORD BALTIMORE DR, BALTIMORE, MD 21244

Email: nrobb@merrittproperties.com

Phone: 919.526.0070

Relationship to Applicant:

If the property owner is an entity, provide detailed information regarding the principals of the entity.

Merritt CP1, LLC is a subsidiary of Merritt Properties, LLC, a Maryland based company. C. Keith Wallace is the registered agent.

Property Owner Authorization

The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____

A handwritten signature in black ink, appearing to be "C. Keith Wallace", written over a horizontal line.

Date: _____


A handwritten date "4/25/2023" in black ink, written over a horizontal line.

Print Name: C. Keith Wallace

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

NON-WARRANTY DEED

PIN: 9870-89-2007 

Excise Tax: \$-0-

Prepared by: Eric W. Hinson, 1709 Legion Road, Chapel Hill, NC 27517

(Without Benefit of Title Examination)

RETURN TO: Grantee @ 2066 Lord Baltimore Drive, Baltimore, MD 21244

THIS NON-WARRANTY DEED is made and entered into this the 15th day of December, 2021, by and between **Robert E. Dawson, Jr. (unmarried)**, (hereinafter referred to as “Grantor”), and **Merritt-CP1, LLC**, a Maryland limited liability company authorized to do business in the State of North Carolina, (hereinafter referred to as “Grantee”), whose mailing address is **2066 Lord Baltimore Drive, Baltimore, MD 21244**;

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina, more particularly described as follows:

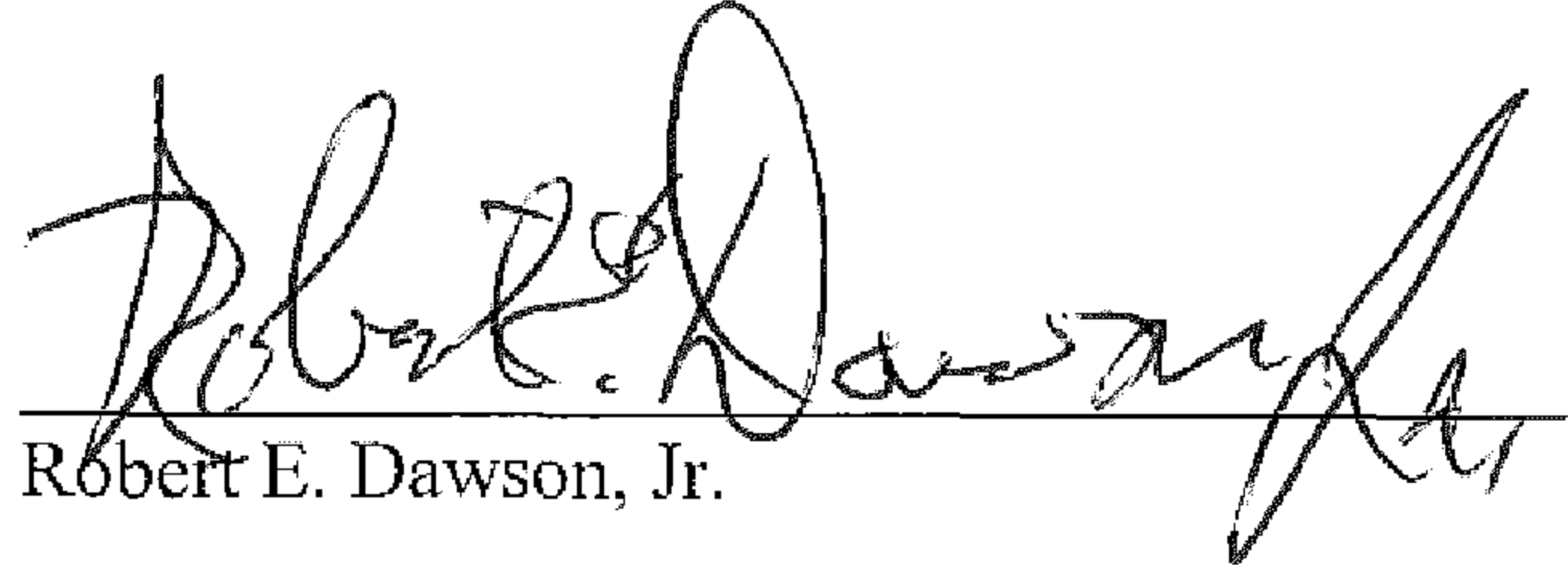
See EXHIBIT “A” attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

Submitted electronically by "Stewart Title Guaranty Company - Commercial Services Charlotte" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

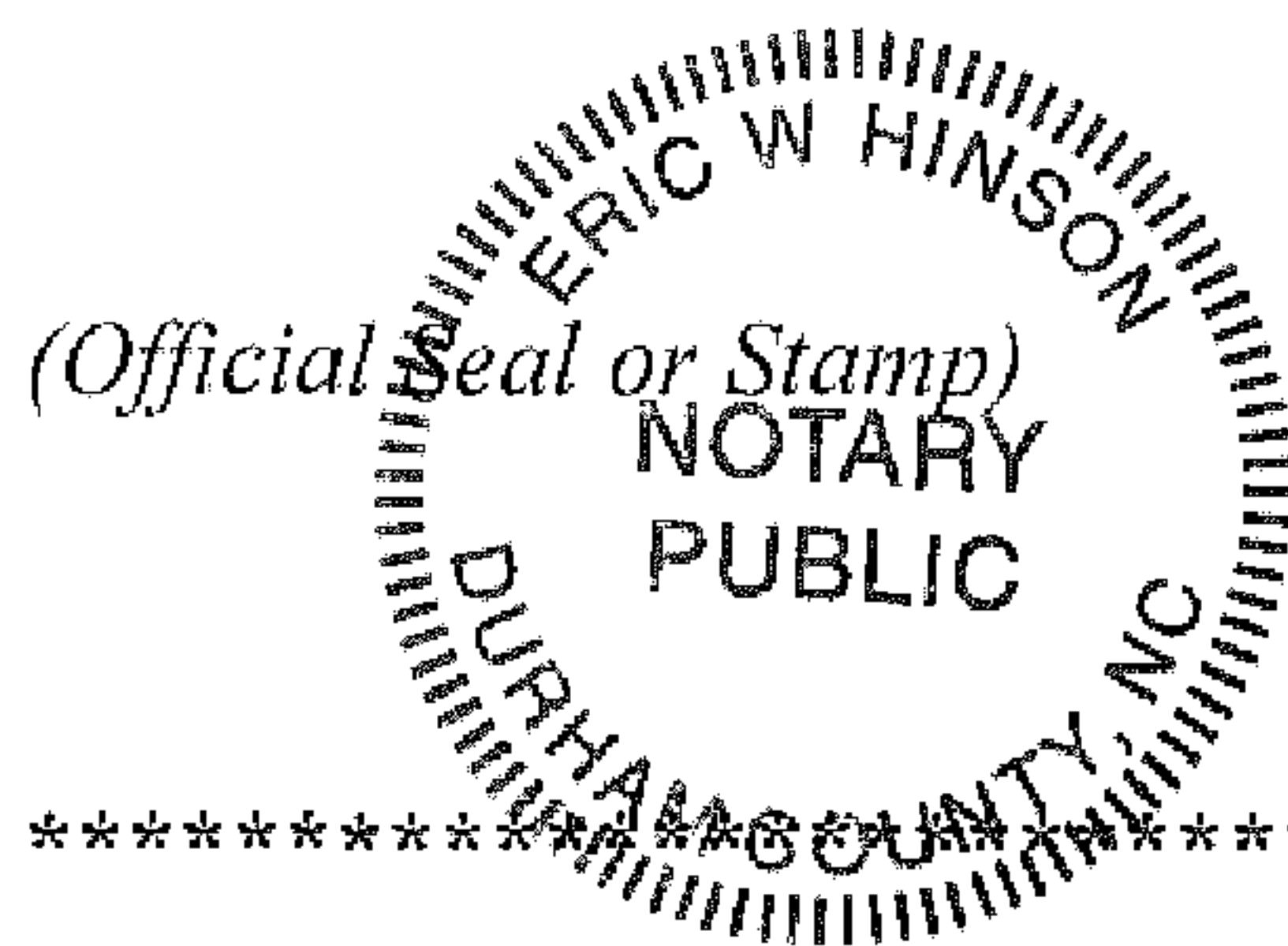
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Seal)
Robert E. Dawson, Jr.

STATE OF NORTH CAROLINA, ORANGE COUNTY ss:

I, Eric W. Hinson, a Notary Public of the State of North Carolina, County of DURHAM, do hereby certify that Robert E. Dawson, Jr., (unmarried), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of December, 2021.



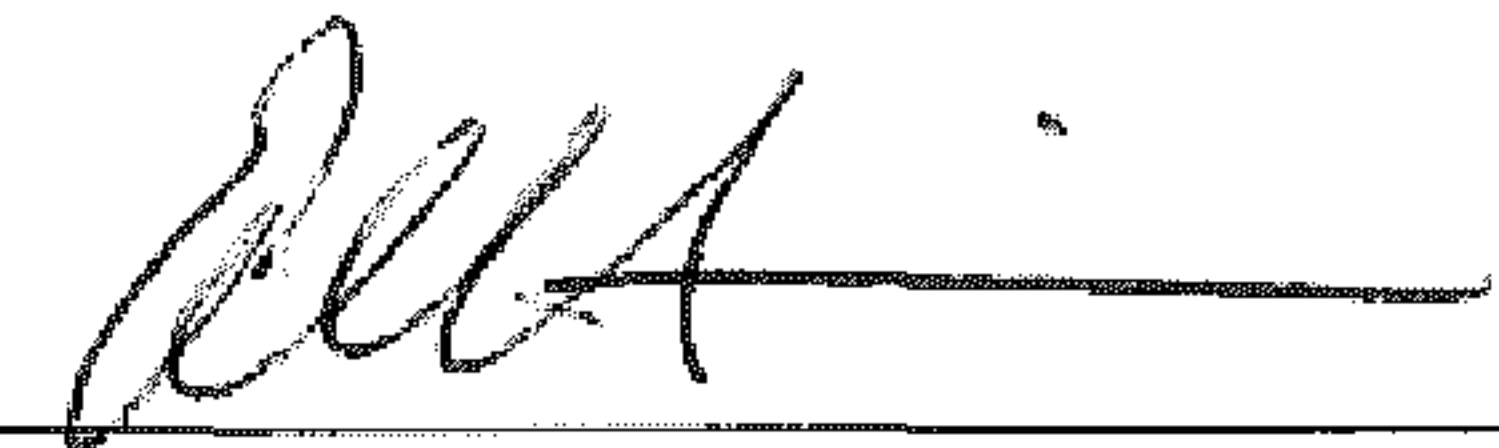

Notary Public
My Commission Expires: 11/24/2021

EXHIBIT "A"

BEING all that tract of land containing 19.654 acres (856,122 square feet) located in Chapel Hill Township, Orange County, North Carolina; said 19.654-acre tract being out of a tract of land conveyed to Sophia Marie & associates Inc. by deed recorded under DB 6745, Pg. 273 of the Orange County Registry, said tract being shown on a map entitled "ALTA/NSPS Land Title Survey on the property of Sophia Marie & associates Inc. for Merritt Properties" and being more particularly described as follows:

BEGINNING at an iron pipe found having NC Grid (NAD83/2011) coordinates of Northing = 808,733.65' Easting = 1,977,581.01'; said iron pipe being along the eastern right-of-way of Millhouse Road; thence with said right-of way a curve to the right having a radius of 4,491.24 feet and a chord bearing a distance of north 05 deg. 49 min. 11 sec. west 48.00 feet to an iron pipe found; thence north 05 deg. 29 min. 10 sec. west 559.19 feet to an iron pipe found; thence with a curve to the right having a radius of 2,474.26 feet and a chord bearing and distance of north 04 deg. 45 min. 49 sec. west 138.19 feet to an iron road found; thence leaving said right-of-way and with a southern line in the Carolina Donor Services property (DB 6665, Pg. 839) north 89 deg. 41 min. 13 sec. east a total distance of 1,151.58 feet to a computed point, passing an iron pipe found at 1,144.32 feet; thence with a western line in the Town of Chapel Hill property (DB 2827, Pg. 371) south 04 deg. 38 min. 05 sec. east 800.58 feet to an iron pipe found on a western line in the NR Edge Property Owner, LLC property (DB 6092, Pg. 357); thence with a northern line in the Relcar Corporation (DB 910 Pg. 324) south 88 deg. 46 min. 21 sec. west 525.27 feet to an iron pipe found on a northeastern corner of the Chip-Orange, Inc. property (DB 2030 Pg. 189); thence with a northeastern line in said property north 05 deg. 57 min. 39 sec. west 15.16 feet to an iron pipe found; thence continuing along said property line north 05 deg. 07 min. 53 sec. west a total distance of 139.39 feet to an iron pipe found, passing an iron rod found at 89.64 feet; thence with a northern line in the Chip-Orange, Inc. property south 81 deg. 17 min. 08 sec. west 614.35 feet to an iron pipe found along the eastern right-of-way of Millhouse Road, said iron pipe being the POINT OF BEGINNING.