



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: February 20, 2025
Department: Planning & Economic Services Division
Agenda Section: 5A
Public hearing: Yes
Date of public hearing: February 20, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Annexation request for 500 Valley Forge Road (Piedmont Food Processing Center)

Attachments:

1. Annexation petition
2. Vicinity, Zoning, and Future Land Use maps

Summary:

Annexation Request – 500 Valley Forge Road	
Owner	Orange County
Applicants	Orange County and Piedmont Food Processing Center
Type of request	Voluntary and contiguous to existing town limits
Parcel ID Number	9874-31-5787
Parcel Size	Approximately 4.66 acres
Property Location	500 Valley Forge Road, southwest of the US 70A and NC 86 S intersection
Zoning	Currently zoned General Industrial (GI) in the town's extra-territorial jurisdiction. No change in zoning is proposed.

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1:
Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.
- Strategy:
Ensure that land use and development regulations are aligned with preferred future land use and growth patterns.

Financial impacts:

The property already receives water and sewer service from the Town of Hillsborough. It is owned by Orange County and occupied by a 501(c)(3) non-profit, the Piedmont Food Processing Center (PFPC), so the town will not receive property tax revenue. If the property is annexed, the PFPC will be billed for utilities at an in-town rate as opposed to its current out-of-town rate.

Staff recommendation and comments:

Staff has investigated the sufficiency of this petition and finds it compliant with the statutory requirements for contiguous annexations ([NC GS § 160A-31, *Annexation by Petition*](#)). Staff recommends annexing this property to the Town of Hillsborough.

Action requested:

Hold the public hearing.

Planning Board recommendation is not required. After the hearing, staff will place this item on an upcoming Town Board agenda for decision.