



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: April 14, 2025
Department: Planning and Economic Development
Agenda Section: Consent
Public hearing: Yes
Date of public hearing: March 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
3. Annexation ordinance

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 junction
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, so the town will not receive property tax revenue. If the property is annexed, the Piedmont Food Processing Center will be billed for utilities at an in-town rate as opposed to its current out-of-town rate.

Staff recommendation and comments:

The joint public hearing for this request was held on March 20, 2025. No members of the public asked to speak on the annexation request. The Planning Board and Board of Commissioners did not have any questions for the applicant.

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:

Vote to approve the annexation request for 500 Valley Forge Road.