

Subject: RE: PIN 9883194355 proposed Tennis and Racquet Club of Hillsborough
Date: Wednesday, November 3, 2021 at 8:44:13 PM Eastern Daylight Time
From: Tim Smith, PE, PLS
To: Shannan Campbell
CC: Marie Strandwitz, Margaret Hauth, Patrick Cummings, PE, James Parker, PE, PLS, Michael Harvey
Attachments: image006.png, image007.png, image008.png, image009.png, image010.png, image011.png, image012.png, image013.png, image014.png, image015.png, image016.png, image017.png, image897395.png, image575119.png, image290936.png, image866097.png, image443035.png, image850140.png, image255087.png, image320995.png, image544288.png, MeadowmontFarms_Option 1_20210928.pdf

Shannan,

Good evening, I hope you're having a good week.

I wanted to follow up with you regarding this site and proposed development for a Charter School, Tennis Club and public park for baseball or soccer fields, playground, etc. We met last week with Michael Harvey from Orange County Planning and have his initial response and comments for how the project could be reviewed under the county regulations. We would now like to meet with you and representatives from the Town to discuss the option of connecting this property and project to Town water and sewer utilities. We understand that this might require annexation and for the project to be reviewed under the Town's UDO regulations.

Please let us know if you can assist with scheduling a meeting with the appropriate staff to discuss the project and to help us further understand any conditions or requirements that would be required by the Town. I have attached a "Preliminary" concept plan drawing for how the site could potentially be developed. This is preliminary and is only for reference.

Thanks for your assistance,
Tim

Tim Smith, PE, PLS
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From: James Parker, PE, PLS <james.parker@summitde.net>
Sent: Wednesday, September 1, 2021 5:01 PM
To: James Parker, PE, PLS <james.parker@summitde.net>
Cc: Marie Strandwitz <marie.strandwitz@hillsboroughnc.gov>; Margaret Hauth

<Margaret.Hauth@hillsboroughnc.gov>; Tim Smith, PE, PLS <tim.smith@summitde.net>; Patrick Cummings, PE <patrick.cummings@summitde.net>

Subject: RE: PIN 9883194355 proposed Tennis and Racquet Club of Hillsborough

Shannon,

Thanks for meeting yesterday. Your comments were great. Please see my comments below. We would like to proceed with some guidance here.

- Property is currently not within the jurisdictional boundaries of the Town. In order to bring water and sewer voluntary annexation is recommended. **Understood**
- Closest water and sewer lines for potential tie-in is unknown/will need to be identified by Utilities. From my understanding there may be some water pressure issues in this area which may need to be additionally mitigated in order to bring water/sewer service to this parcel. **As I indicated yesterday Shannon, water is in the right of way of Lawrence road along the frontage of this property, I believe a 6 inch line. Most likely this will be a developer upgrade to 8 or 12 from US 70 A, but I agree pressure could be an issue, and can be mitigated. Water could also be extended along the same route that I am anticipating gravity sewer, from the proposed habitat development and up the Washington Street right of way. As I mentioned, in years to come the existing neighborhood (Colonial Heights?) will need to tie onto public sewer, a lot of those residences have or have experienced failing septic systems.**
- Property is in the water and sewer service area boundary, however this does not promise water and sewer service. This line is just the maximum area that will be considered to be served over the next 30 or so years. **Understood**
- Property is currently not contiguous with the town limits and annexation would be satellite. Town staff and the Town Board generally do not support satellite annexations and we may be limited in the amount of land we are able to annex that is non-contiguous. **As I mentioned yesterday if we included in our annexation request a lot within colonial heights as shown on the attached, from the town limit at the Habitat Townhome project to the right of way of Washington street could that be considered contiguous? (this is also the route I see for the gravity sewer and possibly additional water pressure.**
- Property is within the Teer Quarry project area (map attached). My understanding is that the permitting for the quarry has already been submitted to the state and future development potential in this area will be extremely limited moving forward. **Can you please provide specific conditions within that proposed WSW. And has the town agreed and adopted to these conditions?**
- Due to legislation at the state level under 160D the UDO no longer has Special Use zoning districts whereby a parcel can be 'master planned' for the purposes of planning and zoning and then come in with special use permits later when the uses are determined, so in order to develop (with water and sewer) an applicant would need to request annexation and general use rezoning to a zoning district that allows 'Health/Fitness Club' per your initial discussion of a Tennis facility. These zoning districts would be GC, HIC, BP, or EDD. These zoning districts also allow for a plethora of other uses so there may be some consideration at the board level of all things that could potentially go here outside of just the discussed Tennis facility. The surrounding parcels are mostly large lot, single family residential. Can you give some direction to the most suitable and palatable zoning the staff and council would want to see there, which would allow the Health/Fitness club? My initial thought is HIC
- Depending on the results of a traffic impact analysis and the uses proposed the intersection of Lawrence Road and 70A may need improvements. **Absolutely, no doubt, I do not think the Tennis facility would drive the TIA to show any improvements but if so, so be it. It would be the other uses and future development that would or could drive significant improvements.**

jim

James Parker, PE, PLS

CEO/Principal

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From: Shannan Campbell <Shannan.Campbell@hillsboroughnc.gov>
Sent: Wednesday, September 1, 2021 9:38 AM
To: James Parker, PE, PLS <james.parker@summitde.net>
Cc: Marie Strandwitz <marie.strandwitz@hillsboroughnc.gov>; Margaret Hauth <Margaret.Hauth@hillsboroughnc.gov>
Subject: RE: PIN 9883194355

Hi Jim,

Per our discussion yesterday AM on the development potential for this property (PIN 9883194355) I just wanted to re-cap:

- Property is currently not within the jurisdictional boundaries of the Town. In order to bring water and sewer voluntary annexation is recommended.
- Closest water and sewer lines for potential tie-in is unknown/will need to be identified by Utilities. From my understanding there may be some water pressure issues in this area which may need to be additionally mitigated in order to bring water/sewer service to this parcel.
- Property is in the water and sewer service area boundary, however this does not promise water and sewer service. This line is just the maximum area that will be considered to be served over the next 30 or so years.
- Property is currently not contiguous with the town limits and annexation would be satellite. Town staff and the Town Board generally do not support satellite annexations and we may be limited in the amount of land we are able to annex that is non-contiguous.
- Property is within the Teer Quarry project area (map attached). My understanding is that the permitting for the quarry has already been submitted to the state and future development potential in this area will be extremely limited moving forward.
- Due to legislation at the state level under 160D the UDO no longer has Special Use zoning districts whereby a parcel can be 'master planned' for the purposes of planning and zoning and then come in with special use permits later when the uses are determined, so in order to develop (with water and sewer) an applicant would need to request annexation and general use rezoning to a zoning district that allows 'Health/Fitness Club' per your initial discussion of a Tennis facility. These zoning districts would be GC, HIC, BP, or EDD. These zoning districts also allow for a plethora of other uses so there may be some consideration at the board level of all things that could potentially go here outside of just the discussed Tennis facility. The surrounding parcels are mostly large lot, single family residential.

- Depending on the results of a traffic impact analysis and the uses proposed the intersection of Lawrence Road and 70A may need improvements.

I've CC'd Marie, Utilities Director, for any additional input she may have on the availability of water and sewer service. As you can see by the above bullets, developing the property in Hillsborough's jurisdiction with public water and sewer will be challenging on a few fronts. It may be worth inquiring into Orange County planning as to what their processes and requirements would be to remain in the County and develop to compare and contrast the routes.

Let me know if you want to approach the board with interest for annexation for the purposes of developing to see what their initial reaction is.

Thanks,

Shannan Campbell | AICP, CZO

Planning and Economic Development Manager

[Town of Hillsborough](#)

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