

Hillsborough/Orange County Courtesy

Review Comments

1/27/2023



Planning (Tom King 919-296-9475 tom.king@hillsboroughnc.gov)

There are concerns with how the proposal affects the Town-approved East Village at Meadowlands project; approved as a special use district rezoning in late 2020. Sheet C-5 of the attached plan set is what I refer to. These concerns are as follows:

1. Has the East Village at Meadowlands property owner, Habitat for Humanity of Orange County, been consulted regarding the sewer extension proposed on their property (i.e., the point from the sewer manhole in the parking lot in front of Lots 44 & 45 heading southeast – east - south)? The utility proposal will affect their project (as noted below).
2. The southeast-oriented segment of the sewer extension south of Lot 45 will conflict with a required parking lot shade tree & parking lot screening.
3. The proposed sewer line running south along a portion of the east property line is located within required open space for the project. The UDO under which the project was approved prohibited utilities running coincident with required open space for a distance of more than 50 feet. The permit-issuing authority could approve a greater distance. In this case, the Town's Board of Adjustment would now have to approve a modification to the issued Special Use Permit for project to allow the sewer proposed in the southeast corner of the tract.
4. It appears a portion of the proposed sewer easement in the southeast corner of the tract will overlap a proposed Stormwater Control Measure access & maintenance easement (or vice-versa).
5. The roads proposed through the site are labeled as public ROW, however annexation of the project is not proposed or supported by the Town Board, the Town would therefore not accept these roads for maintenance. Applicant should verify with NCDOT that they will accept and maintain these roads or change the labels to 'Private Road'.

Utilities (Bryant Green 919-296-9630 bryant.green@hillsboroughnc.gov)

The Town of Hillsborough reviewed the proposed rezoning application for the above referenced project in Orange County, below, please find our comments and concerns for inclusion in the courtesy review process.

1. Inadequate fire flow is available at the subject site to support the proposed use. The water distribution system in this area is adequate for domestic, residential water demand but is not sized for commercial or institutional fire flows or sprinkler demand. Significant offsite improvements will likely be needed to provide fire flow to the site in the volumes and pressures needed while maintaining adequate service to existing customers.
2. The proposed water distribution connections are not feasible. The existing waterline in US 70A is in the Town's Central Zone, while the waterlines in Lawrence Road and Lannie Drive are in the Town's South Zone. Connecting these two zones through the subject site will adversely impact water system

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performance in the surrounding area, and significantly impact the Town's ability to fill and drain tanks in these zones.

3. The offsite sewer extension requires installing sewer mains in a currently unserved area. The sewer outfall from the subject parcel is proposed through a portion of the adjacent neighborhood in existing DOT roads west of Lawrence Road. Existing residential homes in this neighborhood do not currently have sewer service, the proposed sewer extension provides frontage to only a portion of these homes. The net effect of the proposed extension is not equitable for the remaining homes in the community that did not receive frontage as part of this project. The Town does not have plans to extend sewer to the rest of this community.
4. The project proposes a hybrid approach to sewer service on the subject site, with both septic drain fields and public sewer extensions. The proposed mix of community septic service and public sewer service is inconsistent with current guidance from Orange County on where septic systems are considered appropriate.
5. There are two schools shown on the site plan. At this time, the Town of Hillsborough has only been asked to reserve capacity for one school- West Triangle Highschool. The town will also not serve a tennis club or ballfields/irrigation restrooms or concessions.

Stormwater (Heather Fisher 919-296-9622 heather.fisher@hillsboroughnc.gov)

1. Any conflicts that arise between SCMs and utilities or other components potentially could be addressed by distributing smaller stormwater control measures throughout the site. Please consider integrating bioretention into the parking lot landscaping areas and/or the use of rainwater harvesting as SCMs for the buildings.
2. The project should analyze the downstream impact on stormwater infrastructure. Is the NCDOT pipe under Hwy 70 to the north and I-85 to the south sized adequately to accept the increased flow from this site should it be developed?