



RESOLUTION

Revising the Urban Service Boundary for the Town of Hillsborough

November 24, 2025

WHEREAS, the Hillsborough Board of Commissioners adopted the Comprehensive Sustainability Plan for the Town of Hillsborough on June 12, 2023; and

WHEREAS, the first goal in the Land Use and Development chapter of said plan is to “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”; and

WHEREAS, said plan lists strategies to realize this goal, including to “develop and adopt plans that contribute to meeting preferred future land use and growth patterns”; and

WHEREAS, under this strategy, the plan recommends specific actions, including to “revise the Urban Service Boundary to reflect a 2040 actual water and sewer capacity and availability with already identified improvement as well as incorporate preferred future land use and growth patterns”; and

WHEREAS, town staff has evaluated water and wastewater system capacity and availability and has identified significant concerns regarding its wastewater collection and distribution systems, as well as with the town’s ability to meet nutrient wastewater limits associated with its National Pollution Discharge Elimination System (NPDES) permit and the Falls Lake Rules under North Carolina Administrative Code § 15A 02B .0275 – .0282; and

WHEREAS, town staff recommends revising the town’s Urban Service Boundary as shown on the map attached hereto, thereby reducing the geographical area of the Urban Service Area in an effort to provide the best quality and quantity of water and the most efficient and effective wastewater treatment to the greatest number of people; and

WHEREAS, the policy related to provision of water and/or sewer services outside of the boundary shall be as follows:

1. The town shall not extend any new water or sewer mains outside of the revised boundary and shall not accept flow from any additional private mains constructed outside of the boundary.
2. Existing water or sewer mains outside of the revised boundary shall not be upsized to allow for additional connections or increased flow.
3. New construction of single-family homes, duplexes, triplexes and accessory dwelling units may be allowed to connect to existing water lines outside of the proposed boundary, provided that no main extension is required to serve the proposed residence(s). The town reserves the right to reject any proposed water connection to existing infrastructure outside of the boundary if adequate water pressure and/or water quality are not available or if the proposed connection does not meet other applicable town requirements.
4. Upon the request of the Orange County Health Department or other relevant county or state health agency to address a public health need, existing structures with failing wells may be allowed to connect to existing water mains if all relevant service standards can be achieved.

5. The town should not be considered the provider of water or sewer service for any new school or school system outside of the revised boundary. Provision of utilities is limited to school sites already served as of the date of this resolution. Expansion of service for those schools currently served will be permitted so long as it does not involve upsizing of existing mains or extension of new mains.
6. Resale of town-provided water outside of the revised boundary is limited to utilities with existing interconnections with the town. New connections for the purposes of resale shall not be allowed.

NOW, THEREFORE, be it resolved by the Hillsborough Board of Commissioners:

1. The Urban Service Boundary for the Town of Hillsborough is hereby revised as shown on the map attached hereto and should be considered the official map at the time of adoption; and
2. Town staff shall initiate updates to any policies, ordinances, and/or interlocal agreements in conflict with the revised Urban Service Boundary and related policy stated herein.

Approved this 24th day of November of the year 2025.

Mark Bell, Mayor
Town of Hillsborough

Attestation:

Sarah Kimrey, Town Clerk