



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: June 24, 2024
Department: Community Services
Agenda Section: In-depth discussion and topics
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Annexation interest letter for 3013 Rippy Lane (voluntary, contiguous request)

Attachments:

1. Vicinity, Zoning, and Future Land Use maps
2. Zoning district descriptions (Limited Office and Economic Development District)
3. Annexation interest letter from property owner

Summary:

Michelle Hamilton and Camilla Schupp recently purchased 3013 Rippy Lane (PIN 9873-04-5166), a 6.36-acre parcel in Orange County's planning jurisdiction. They intend to convert the existing dwelling on the property into a law office for their firm, Schupp and Hamilton, PLLC. They are requesting annexation to receive water and sewer service.

Annexation Interest Details – 3013 Rippy Lane	
Parcel ID Number	9873-04-5166
Acreage	6.36 acres
Annexation type	Voluntary - contiguous
Current zoning (county)	Orange County – EDH2 (Economic Development Hillsborough Limited Office)
Proposed zoning (town)	To be determined
Future Land Use designation	Suburban Office

Financial impacts: To be determined.

Staff analysis:

Future Land Use Map designation

The proposed land use is consistent with the town's Future Land Use Map (FLUM), which includes the property in its Suburban Office category. The Suburban Office category is defined as follows:

"These areas provide opportunities for office and employment enterprises which do not rely on walk-in customers or have a manufacturing component. Businesses may be large or small but will generally arrange themselves in a campus setting with limited walkability and supporting services. Developments of this type should be kept small in nature to limit the peak transportation impact and limited vitality. Zoning

Districts: Limited Office; Office Institutional; Business Park; Economic Development District; Entranceway Special Use; Special Design Special Use”

Zoning designation

The property is currently in Orange County’s zoning jurisdiction, so it will need to be zoned in the Town of Hillsborough if annexed. The applicant has not yet requested a specific zoning district, but either Limited Office (LO) or Economic Development District (EDD) could be appropriate based on the proposed land use and FLUM designation. Descriptions for both of those zoning districts are enclosed.

Water and Sewer availability

The existing dwelling on the property currently uses a private well and septic system. There is potential to tie on to town utilities given the proximity of the dwelling to existing water and sewer infrastructure:

- **Water:** 16” water main in the Rippy Lane right-of-way to the east
- **Sewer:** 16” gravity sewer along the southern and western property lines

Staff recommendation:

Annexation of this parcel is reasonable given a) its proximity to existing water and sewer infrastructure and b) the potential for development of the 112-acre tract to the west, which is also classified as Suburban Office on the Future Land Use Map.

Staff recommends allowing the property owners to proceed with an annexation petition and rezoning request.

Action requested:

Indicate whether the property owners may proceed with an annexation petition and rezoning request.