

09-20-2023 Town Council Meeting Responses to Council Questions

ITEM #3: Update: Consider Water and Sewer Boundary Expansion

Council Question:

Is the area under consideration all in Chapel Hill or is some in the ETJ? If in the ETJ, are the implications of Chapel Hill making this decision for land outside of our town limits different than if it is all within town limits?

Staff Response:

The attached map indicates proposed expansion to the boundary is within the Town's ETJ (shown in teal) and the Joint Planning Area (JPA) Transition area (shown in pink).

Decision making for these areas are similar to land within the Town limits – properties within the ETJ are solely a Chapel Hill decision. Properties within the JPA Transition Area includes an additional step of requiring Orange County recommendations.

Council Question:

Were we to make this change, are we able to zone it such that new development is limited specifically to missing middle housing types and/or affordable development?

Staff Response:

Most new development in this area would be subject to Council entitlement offering opportunities for Council to focus on development meeting their objectives.

Council Question:

What is the zoning and land use regs that apply immediately adjacent to this area on the Chatham County side? What access does it have to water and sewer?

Staff Response:

The area of Chatham County to the south is predominately zoned Chatham County Residential-1 zoning (other than the Walmart). In Chatham County, R-1 zoning requires 40,000 square foot lot with sewer and water and 65,000 square foot lot with a septic and well. OWASA water lines run within the US 15-501 and Smith Level Road rights-of-way and OWASA sewer extends to the Starpoint area from the west.