

WATER & SEWER EXTENSION

MAKES SENSE

The Town of Chapel Hill has approved extension of water & sewer service to properties along the 15-501 corridor from Southern Village south to the Chatham County line. This roughly one-mile extension of the current water & sewer service area is entirely within the zoning jurisdiction of the Town of Chapel Hill and outside the rural buffer.

Any change to the service boundary must be approved by five parties – Town of Chapel Hill, Town of Carrboro, Town of Hillsborough, Orange County, and the Orange Water & Sewer Authority.

Extending water & sewer infrastructure to this area of our region is a sustainable decision that advances shared priorities and reflects our community's values.

Affordable & Missing Middle Housing

Our community needs more affordable housing. Water & sewer connection is essential for any affordable or missing middle housing development.

Infill Opportunity, Close to Employers

This area has existing bus service, is along the proposed BRT corridor, and close to major employment nodes. This is the right place for smart infill development.

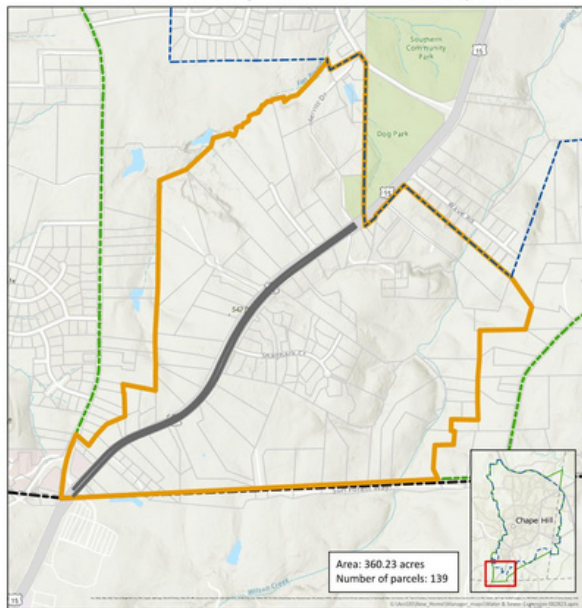
Health, Safety, & Environment

Residents of this area currently rely on wells and septic systems, which carry health and environmental risks as they age. Emergency fire response in much of the area requires tanker trucks. Extending water & sewer access will address these problems.

Development Pressures

Northeastern Chatham County is developing quickly. Failing to plan now for this segment of southern Chapel Hill may soon lead to suboptimal land uses. To conduct a serious planning effort for the area, we must answer the water & sewer infrastructure question.

Water & Sewer Proposal for Southern Chapel Hill



Legend

- Proposed New Service Area
- Existing Urban Service Boundary
- Orange County Parcels
- Chapel Hill Jurisdiction Boundary
- Orange County Boundary
- 15-501 Southern Corridor



Town of Chapel Hill GIS & Analytics
August 2023



0 0.1 0.2 Miles

WE SUPPORT WATER & SEWER FOR SOUTHERN CHAPEL HILL



The Chamber
For a Greater Chapel Hill-Carrboro



Habitat for Humanity
of Orange County



Community HOME TRUST



CARRBORO BUSINESS ALLIANCE



DURHAM, ORANGE & CHATHAM COUNTIES



FREQUENTLY ASKED QUESTIONS

Can we be sure we will get new affordable housing?

Yes! Since this entire area is under zoning jurisdiction of the Town of Chapel Hill, all development in the area would be subject to the Town's long-standing inclusionary zoning ordinance that requires 15% affordable for any development over 5 units. Also, the Town owns a 10-acre parcel in the area that it will use for affordable housing, and a local congregation intends to develop a 50-acre parcel with townhomes and other missing middle housing.

One thing is certain – there will be no new affordable and missing middle housing built along 15-501 without extending water & sewer access.

Will changing the service boundary greenlight new development?

No, approving service boundary extension only grants property owners the right to tap in to water & sewer service. Zoning remains the same, approvals process for new development remains the same.

Will new development in the area impact our drinking water?

University Lake watershed, which provides drinking water for the OWASA service area, has stringent restrictions on development that supersede zoning. Any future development in the area would require a watershed survey. If any portions of this area are found to be in the watershed, appropriate development restrictions are already in place.

Why not develop a long-range plan for the area first?

Detailed planning costs significant time and money. It is not smart to spend those resources when the biggest infrastructure constraint is an open question. Settle the water & sewer access question first so planning can be practical, not theoretical.

Will new development in the area increase stormwater risk?

Most adjacent housing was built decades ago under much looser stormwater design standards. The current Town standards for stormwater management in new developments are very stringent. Adjacent new development may actually improve stormwater conditions in established neighborhoods.