



Hillsborough – Orange County Strategic Growth Plan

Meeting Summary – Steering Committee (2nd meeting 2/22/06)

This is a summary of the second meeting of the Strategic Growth Plan Steering Committee, which was held at the Hillsborough Town offices from 5:30 to 7:00 pm on February, 22, 2006. This was the second in a series of 12 meetings to develop and refine a strategic growth plan for the Town of Hillsborough around its immediate surroundings. This effort is being jointly undertaken by the Town of Hillsborough and Orange County, through the formulation of Steering Committee convened to guide a series of consultants through the development of the Plan.

The Strategic Growth Plan is intended to clarify the most desirable rate, timing, and location for future growth occurring over the next 20 years within and around the Town of Hillsboro. This effort builds upon the previous work of the Orange County/Town of Hillsborough Urban Transition Area Task Force, which prepared a Principles of Agreement document between the two jurisdictions regarding land use planning and public utility extension in areas around Hillsborough.

The following paragraphs summarize the proceedings of the Steering Committee's second meeting:

NEXT MEETINGS

The meeting was opened by Eric Hallman, and the first order of business was setting the dates, times, and locations for the next two meetings.

The 3rd meeting of the Steering Committee is scheduled for **Wednesday, March 22nd at 6:00 pm** at the Orange County Food Lab Building (306 Revere Road).

The 4th meeting of the Committee has been scheduled for **Wednesday, April 19th at 6:00 pm** (tentative), but the location has not yet been determined.

COMMON GOALS

The next portion of the meeting was a review and discussion of a draft version of common goals developed for the project during the previous meeting. These are draft goal statements that, following agreement by Hillsborough and Orange County, will be used as a starting point for the Plan in order to guide project research, and inform Plan recommendations. Strategies for land use, public investment, provision of public services, and economic development initiatives should be designed in ways that promote these common goals. These goals will also be used by the consultant team in its review and evaluation of other relevant plans, studies, documents, and materials used in the preparation of the Plan.

Steering Committee Members:

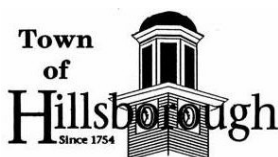
Eric Hallman (Hillsborough)
Barry Jacobs (Orange Co.)
Kent Corley (Hillsborough)
Lauri Michel (Hillsborough)
Ted Triebel (Orange Co.)
Alois Callemyn (Orange Co.)
Paul Kimple (Hillsborough)
Paul Newton (Hillsborough)
Pam Paul (Hillsborough)
Hervey McIver (Orange Co.)

Staff:

Margaret Hauth (Hillsborough)
Craig Benedict (Orange Co.)

Consultant Team:

Roger Waldon (Clarion)
Scott Radway (Radway & Weaver)
Bill Martin (Martin/Alexiou/Bryson)



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During the discussion, concerns were expressed over proposed Common Goal statement # 3, which suggests that the location and timing of new growth be coordinated with the orderly and efficient extension of public water and sewer service. Comments from the Committee indicated that decisions on where to direct growth should not be made solely upon the basis of water or sewer considerations.

There was also discussion regarding Common Goal # 5 related to existing businesses. The Committee indicated that there was a desire not just to address new growth, but also to consider existing development. Other comments indicated that it was important to remember that allowing new growth just for the sake of new growth could have negative impact on existing development, as has been the case with the impact of new development on the Town's potable water pressure.

The consultant team agreed to revise the common goals in light of these comments, and redistribute them for review and adoption at the next meeting.

WATER/SEWER CHARACTERISTICS

The consultant team delivered a power point presentation and report summarizing the characteristics of the public water and sewer systems during the third portion of the meeting.

Roger Waldon, of Clarion Associates began the report with the presentation of a proposed base map for the project, and a discussion of the elements that comprised the base map (such as the existing water/sewer boundary agreement areas, the areas currently served by water and/or sewer, and the Hillsborough ETJ). Mr. Waldon made note that there are portions of the ETJ on the western side of the Town that extend into the Eno River Critical Area, and are thus outside the boundary of the water/sewer agreement. He also made note that there are a few locations where Hillsborough has extended either water or sewer service to areas outside the bounds of the water/sewer agreement. The Plan will need to provide some recommendations on how the boundary discrepancies between the water/sewer boundary agreement, Hillsborough ETJ, and areas served by Hillsborough utilities can be resolved.

The next portion of the presentation dealt with water and sewer capacities and issues over the short term future. The presentation revealed that the raw water supply (from the Eno River, Lake Orange, and the West Fork Reservoir) can provide a maximum amount of 3 million gallons per day (MGD), and that the Town can treat up to 3 MGD of potable water per

DRAFT COMMON GOALS (as presented 2/22/06)

1. Preserve and enhance the Hillsborough core area

The focus of this Strategic Growth Plan is on the edges - - attending to land use patterns on the periphery of Hillsborough. But a fundamental reason for paying attention to patterns on the edges and outlying areas is to assure that development in those areas enhances, rather than detracts from, the ongoing vitality of Hillsborough's core downtown foundation.

2. Preserve significant cultural and natural resources

The natural setting surrounding Hillsborough contains sensitive and valuable environmental resources (hillsides, streams, wetlands, vistas) as well as important cultural resources. Land use patterns should take forms that preserve these key resources.

3. Coordinate growth with water/sewer availability

Development patterns should be coordinated with orderly and efficient extension of public water and sewer service. Growth should be targeted to areas where water and sewer service is currently available or most readily provided, and minimized in areas that require expensive solutions to extend services. Levels and timing of growth should correspond with water and sewer capacities.

4. Grow in a fiscally-responsible way

Along with costs of extending public utilities, other public costs and revenues associated with growth should be considered in land use strategies such that growth occurs in a fiscally responsible manner.

5. Keep existing businesses healthy

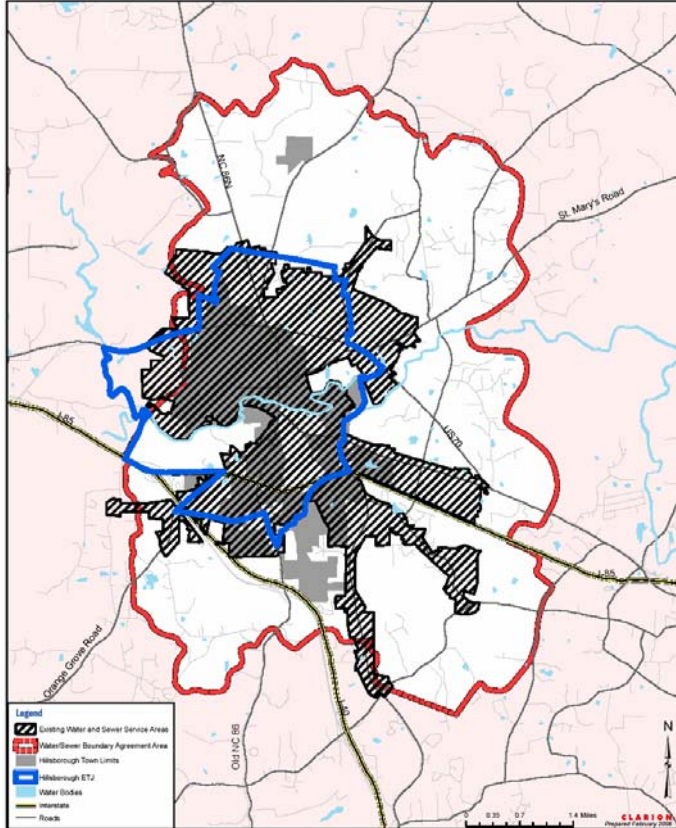
As strategies for growth, land development and land preservation are considered, the needs and vitality of existing businesses in and around Hillsborough should be components of decision-making.

6. Assure continuity in public service provision

Planning for land use patterns should be coordinated with capital and operating budgets to assure continuity in the provision of essential public services.

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day. Currently, Hillsborough has a current demand of 1.9 MGD (63% of total capacity). In terms of storage capacity, the Town is served by 3 pressures zones (north, central, and south) with the northern zone nearing capacity. The central zone has good water pressure, and the pressure in the southern zone will be improving with the new tower at the Waterstone project.



Proposed base map showing water sewer boundary, Hillsborough ETJ, and areas currently served by water and/or sewer.

The Town has recently completed a Water Capacity Study which indicates that given the current committed development, the water demand will outstrip the available supply in approximately fiscal year 2009 (assuming a fairly constant rate of development). The Town has plans for reservoir improvements that are expected to be completed during fiscal year 2011 which will create a total capacity of 4.5 MGD. Scott Radway indicated that the Town may have to make some decisions about how it will address anticipated shortfalls between FY 09 and FY 11 when the Phase II reservoir improvements come on-line.

In terms of wastewater, the Town has a wastewater treatment capacity of 3 MGD (it is assumed that Town has the permits to discharge 3 MGD of treated wastewater back into the Neuse River basin). The Town's current peak demand on any given day is .8 MGD, but the equipment used to remove nitrogen from treated wastewater is functioning at 50% of its capacity. Given this issue, the nitrogen removal equipment will likely require upgrading before additional wastewater treatment capacity is needed.

Town's wastewater system depends on 27 lift stations, which is quite a few given the size and capacity of the system. The ramification is that long term maintenance and operation of the wastewater system will likely be more expensive than the water system.

The short term issue for consideration is potable water capacity in the near term, while the cost of sewer service is the primary issue over the long term. Given these issues, it will be very important for the Town to allocate its remaining resources carefully to ensure the maximum return on public investment.

This portion of the meeting ended with a discussion about water usage patterns and a request to review the forthcoming OWASA report on potable water consumption. The consultant team also agreed to distribute the recently completed Hillsborough Water Capacity Analysis report.

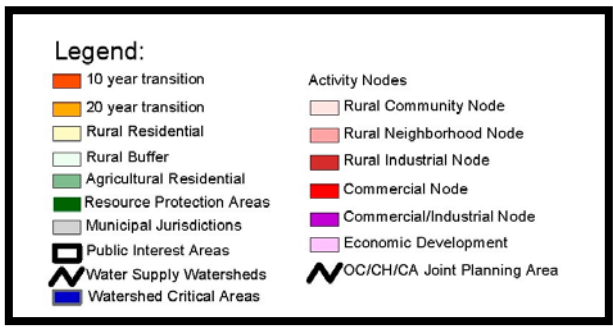
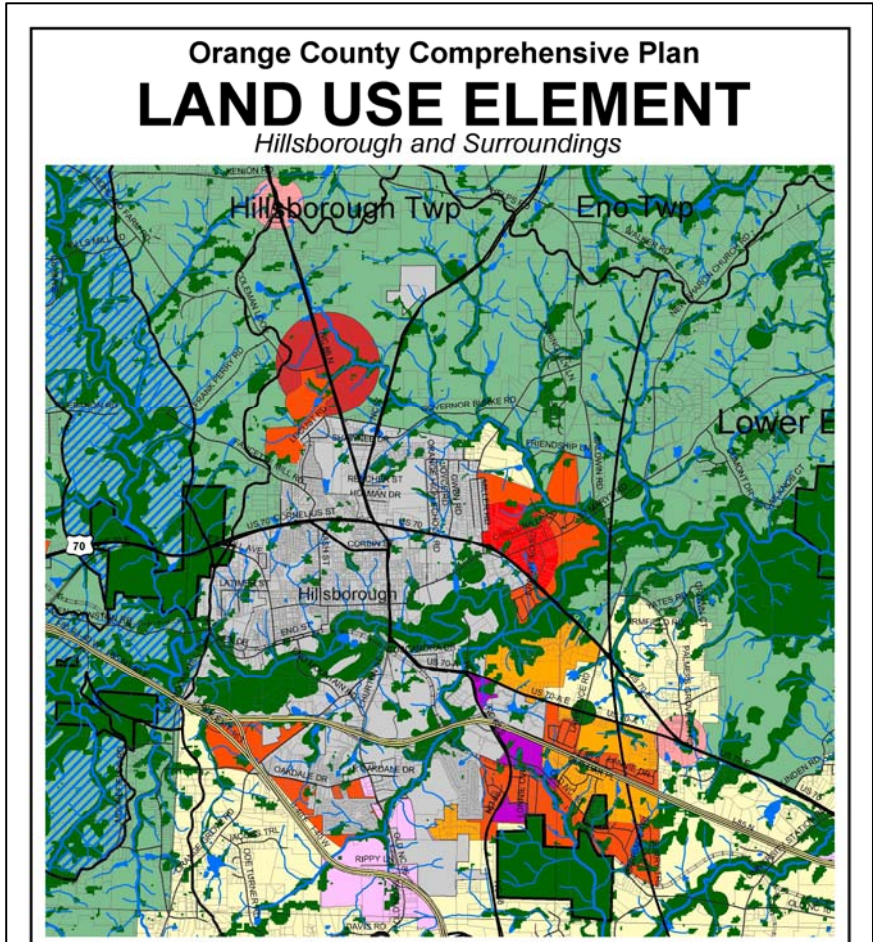
While there are more areas served by water than sewer, and the Town's water distribution lines are in good shape, the

LAND USE ISSUES

The next portion of the meeting was a discussion led by Craig Benedict of the Orange County Planning Department dealing with land use patterns in the County. Currently, the County's future land use map calls for the urbanizing areas associated with Hillsborough to be located to the south and east of the Town. The County has utilized its current future land use map since 1981, and is prepared to amend the map based on the results of the Strategic Growth Plan. The County's primary concern is that it gives the right signals to the private sector in terms of the areas where new growth should be located.

The map to the right is a reproduction of the County's future land use map, and shows the area to the east of the Town north of Highway 70 to be the primary 10 year transition area, or the area expected to receive most of the new growth over the next 10 years. The area straddling I-85 is expected to receive growth over the next 20 years. The assumptions will likely be refined through the development of the Strategic Growth Plan process, and the County's map will be amended accordingly.

The County has determined that there are approximately 2,281 acres of vacant or underutilized land inside an area encompassing all the land within the outer extents of the current Hillsborough water/sewer system (maps of this area will be available at the March 22nd meeting). In addition, there are 260 acres of land that is developed, served by the Hillsborough system, and located outside the Hillsborough jurisdiction (corporate limits + ETJ).



PLANS TO BE EVALUATED

The next portion of the meeting was a discussion of the plans that need to be evaluated as part of this effort. The following documents were indicated as appropriate for review:

- The Orange County Land Use Plan
- The Water/Sewer Boundary Agreement (multi-party interlocal agreement establishing the water-sewer boundaries)

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- The Orange County/Town of Hillsborough Urban Transition Area Task Force Report
 - The Hillsborough Water Capacity Analysis
 - The Hillsborough Capital Improvements Program
 - The Hillsborough Transfer of Development Rights Task Force Report

The consultant team will review these documents in light of the common goals for the study and their influence on the Plan recommendations.

DEVELOPMENT SCENARIOS

The final portion of the meeting was an introduction to the future development scenarios to be evaluated as part of the Plan's development. Each scenario attempts to assess the impacts of development at a predetermined time horizon (e.g., 20 years in the future) based on decisions about how development should occur on a going forward basis. The value of scenario analysis is that it allows the costs and benefits of different development decisions to be compared and contrasted before those decisions are actually made.

The Strategic Growth Plan process will include the development of 3 different scenarios for consideration. By necessity, the status quo option (no change in current development patterns or deviation from current plans) will be included. Two alternative scenarios will also be prepared that change the assumptions about how development will occur in the future as a means of comparing and contrasting the costs and benefits of the status quo approach. Information on the proposed scenarios will be presented at the next meeting on March 22, 2006.

Following a discussion of the status of the web page links associated with the study, the meeting was adjourned.