

**From:** [Kathryn Hobby](#)  
**To:** [victoria@diamondrealty.com](mailto:victoria@diamondrealty.com)  
**Subject:** Re: 3202 US 70 E, Hillsborough  
**Date:** Wednesday, April 29, 2026 7:49:50 AM  
**Attachments:** [Outlook-Descriptio.png](#)  
[Outlook-Descriptio.png](#)  
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[Outlook-Descriptio.png](#)  
[Outlook-Descriptio.png](#)  
[Outlook-Descriptio.png](#)  
[3202 US 70 E Denial.pdf](#)  
[CA22-0171 OP.pdf](#)

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Good day,

I've gathered a few documents that will prove helpful. The current permit, CA21-0171, shows where the damaged tank was replaced. The denial attached was issued in December 2024, and it details the unsuitable conditions. It also shows potential remedies such as:

- Apply for Pump & Haul permit
- Hire a Licensed Soil Scientist, Engineering Firm, or AOWE to find a decentralized wastewater solution
- Connect to city sewer
- Reduce the water use drastically to minimize tank pumping

I hope this helps you and your clients make the decisions you need. Please let me know if there is anything else.

Take care,

Kathryn Hobby, REHS  
*Environmental Health Program Specialist*  
*Environmental Health Division*  
Orange County Health Department  
131 W. Margaret Lane, Unit 100  
Hillsborough, NC 27278

Phone: 919.245.2377

Cell: 919.903.2080

### Orange County Health Department Mission

Our mission is to promote and protect health, enhance quality of life, and preserve the environment for everyone in Orange County.

Please tell us how we are doing by taking this very quick survey. We appreciate your comments.

<https://www.surveymonkey.com/r/EHSURVEY2025-2026>



Consider the environment and the cost before printing this email.

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**From:** victoria@diamondrealty.com <victoria@diamondrealty.com>  
**Sent:** Tuesday, April 28, 2026 2:12 PM  
**To:** Kathryn Hobby <khobby@orangecountync.gov>  
**Subject:** RE: 3202 US 70 E, Hillsborough

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Kathryn,

I hope you are doing well! Just following up with you from my email a couple weeks ago.

I know we spoke on the phone but do you mind sending me the County's current stance on this property so that I can share this with any all potential buyers, based on our talk a couple weeks back?

Thanks so much in advance!

Thanks,



**Victoria K. McKee**  
REALTOR® | Broker  
**RE/MAX Diamond Realty**  
C: (919) 619-9209  
202 S. Fifth Street | Mebane, NC 27302  
[victoria@diamondrealty.com](mailto:victoria@diamondrealty.com)

[Working With Real Estate Agents Brochure - NC Real Estate Commission](#)

**From:** victoria@diamondrealty.com <victoria@diamondrealty.com>

I hope you are doing well!

I am reaching out on behalf of Lisa Walker, the mother of Scott Laws, owner of the property at 3202 US 70 E in Hillsborough. I am currently working with them to begin preparing the property for sale and wanted to follow up with you regarding the septic system.

I have reviewed the email correspondence between you and Lisa from 2024 discussing the system and the anticipated future need to transition to a pump-and-haul design. Given the time that has passed, I wanted to reconnect to see if there are any updates you could share—whether in terms of recommendations, requirements, or any changes in the County’s position.

Additionally, I would appreciate any information that should be disclosed to potential buyers regarding the County’s knowledge or expectations for this system. If there are updated maps, projections, or timelines related to potential sewer availability at this location, that would also be very helpful.

Thank you so much in advance for your time and assistance. I truly appreciate any guidance you can provide.

Thanks,



**Victoria K. McKee**  
REALTOR® | Broker  
**RE/MAX Diamond Realty**  
C: (919) 619-9209  
202 S. Fifth Street | Mebane, NC 27302  
[victoria@diamondrealty.com](mailto:victoria@diamondrealty.com)

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# Orange County Health Department

## Environmental Health Division

(919) 245-2360  
(919) 644-3006 (FAX)  
www.orangecountync.gov



131 West Margaret Lane  
Suite 100  
P.O. Box 8181  
Hillsborough, NC 27278

### WASTEWATER SYSTEM OPERATION PERMIT

**Property Address :** 3202 US 70 E UNIT A  
HILLSBOROUGH, NC 27278

**Parcel Number :** 9883594310

**Property Description :** NE INT HWY 70 & SR 1562

**Application Date :** 4/22/2022  
**Permit Number :** CA22-0171  
**Workclass :** Repair

**Owner Name :** LAWSON SCOTT  
**Address :** 3104 POPLAR DR  
EFLAND, NC 27243-9261  
**Phone :** (919) 417-2805  
**Email :** LLaws16@nc.rr.com

**Water Supply :** Municipal Water

**Facility Type :** Business/Professional

**System Classification :** IIa: Conventional (<=480 gpd)

**Septic Contractor:** IVEY'S SEPTIC TANK SERVICE

**System Operator:** OWNER

**System Type :** Gravel Trench

In accordance with NCGS 130A-11 and 15A NCAC 18A Section .1900, This Operation Permit is issued to the Owner listed above for the operation of a bedroom / 270.00 GPD wastewater treatment and disposal system.

#### REQUIRED INSPECTIONS

**ORC Inspection :** N/A

**ORC Report :** N/A

**OCHD Inspection :** N/A

#### CONDITIONS

- This permit shall be valid only for the nature and volume of wastewater specified in the CA.  
NOTE: Water softener backwash is not allowed in the system.
- This permit is transferable and any conditions imposed by this permit shall transfer to any subsequent owner(s).
- The system shall be properly maintained and operated at all times in accordance with **The Schedule of Operation and Maintenance**. Refer to the "as-built" inspection record on file at OCHD for system installation specifications.
- The owner is responsible for compliance with 15A NCAC 18A section .1900-**Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal** as amended by the Orange County Board of Health.
- In the event of failure of the system (as determined by the OCHD), the owner shall take such corrective actions as required by the OCHD within the specified period of time.
- No traffic, vehicles, or excavation shall be allowed on the system or the repair area. The repair area designated by the OCHD shall be maintained in acceptable condition to allow replacement of the original drainfield.
- Appropriate permits shall be obtained from the OCHD prior to any repairs on the system.
- The owner (and ORC, if applicable) shall notify the OCHD of any system malfunction and/or maintenance performed.

#### SCHEDULE OF OPERATION AND MAINTENANCE

##### FOR ALL SYSTEMS:

- \* Every 12 months: Septic tank shall be inspected for influent/effluent line blockage, tank/riser leakage, and solids accumulation. Blockages or leaks shall be repaired. Septic tanks shall be pumped when solids (scum & sludge) reach 1/3 of the liquid volume. Effluent filters shall be inspected and cleaned as necessary.
- \* Every 6 months: Drainfield shall be inspected for seepage or saturation, ground surface depressions/settling, broken pipes, maintenance of vegetation, protection from traffic, and proper diversion of surface water.
- \* Every 6 months: Ground surface around the tanks and drainfield shall be inspected for areas of depression or ponding, and such areas shall be backfilled with soil.
- \* For grassed sites - Grass shall be cut regularly as needed to maintain a height of 8 inches or less, using lightweight mowers.

##### FOR SYSTEMS WITH PUMPS (TYPE III OR IV SYSTEMS):

- \* Every 6 months: Pump tank shall be inspected for leaks and solids accumulation. Leaks shall be repaired and solids removed as necessary. Pump, controls, floats and alarm shall be checked for proper operation.
- \* Every 6 months: Pipe and fittings shall be checked for leakage.
- \* Every 6 months: Water meters, pump meters and counters shall be read and recorded.

##### FOR TYPE IV, V AND VI SYSTEMS:

- The permittee and any subsequent owner(s), shall maintain a contract with an NC licensed subsurface wastewater system operator (ORC). The permittee or owner shall notify any subsequent system owner(s) of the requirements contained in this permit, including the requirement for a management entity (ORC) contract. Notification of termination of an ORC contract, or of a change of ORC, shall be submitted in writing to the OCHD at least 30 days in advance of the change.
- All monitoring data and maintenance records shall be kept on file by the ORC, and a copy submitted to the owner and the OCHD

**NOTE: Type III and higher systems require an inspection by the OCHD on a periodic basis ("WTMP"), as indicated above. A fee will be assessed for each**

**ISSUED :** 6/13/2023

Kathryn Hobby



**CA22-0171**  
 3202 US 70 E

Repair Permit

Existing tank is damaged and must be replaced.  
 New 1200 gallon (min) septic tank to be installed  
 Grease rated effluent filter Polylok PL-625 must be used

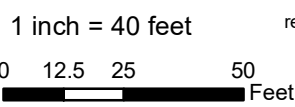
Properly abandon existing, damaged tank.  
 Install traffic barrier to eliminate parking over new tank and drainfield.

Further permitting conditions may be required based upon results of system exploration.

by: KGH, 11-18-22; 3-3-23



# Orange County Environmental Health



This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deeds, plats and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

# Orange County Health Department

(919) 245-2360  
(919) 644-3006 (FAX)



131 West Margaret Lane  
Suite 100  
P.O. Box 8181  
Hillsborough, NC 27278

## WASTEWATER SYSTEM INSTALLATION RECORD WSI-029054-2023

|  |  |
|--|--|
| Address: <b>3202 US 70 E UNIT A<br/>HILLSBOROUGH, NC 27278</b> | Property Description: <b>NE INT HWY 70 &amp; SR 1562</b> |
| Applicant: <b>LAWSON SCOTT</b>                                 | System Type: <b>Illa: Conventional (&gt;480 gpd)</b>     |
| System Installer: <b>IVEY'S SEPTIC TANK SERVICE</b>            | CA#: <b>CA22-0171</b> PIN: <b>9883594310</b>             |

### Tank Information

|  |                                |                              |
|--|--------------------------------|------------------------------|
| <b><u>Septic Tank (STB)</u></b>        |                                |                              |
| Septic Tank Manufacturer: <b>Shoaf</b> | Septic Tank Form #: <b>275</b> | Date: <b>02/28/2023</b>      |
| Septic Tank Pre-Approval #:            | PSI:                           | Leak Test: <b>NA</b>         |
| Septic Tank Capacity: <b>1,250</b>     | Inlet Riser: <b>POLYLOK</b>    | Outlet Riser: <b>POLYLOK</b> |
| <b><u>Effluent Filter</u></b>          |                                |                              |
| Filter Brand: <b>PolyLok</b>           | Filter Model: <b>pl-625</b>    | Pipe Seals OK?: <b>Yes</b>   |
| <b><u>Pump Tank</u></b>                |                                |                              |
| Pump Tank Manufacturer:                | Pump Tank Form #:              | Date:                        |
| Pump Tank Pre-Approval #:              | PSI:                           | Leak Test:                   |
| Pump Tank Capacity:                    | Pump Tank GPI:                 | Outlet Riser:                |

### Pump Delivery Rate Info

|                            |                          |                         |                |
|----------------------------|--------------------------|-------------------------|----------------|
| <b><u>Pump</u></b>         |                          |                         |                |
| Pump Brand:                | Pump Model:              |                         |                |
| <b><u>Supply Line</u></b>  |                          |                         |                |
| Supply Line Size (Inches): | Supply Line Length (ft): | OK to Cover?:           | Pressure Test: |
| <b><u>Pump</u></b>         |                          |                         |                |
| Control Panel Brand:       | Alarm OK:                | Enclosure/Conduit:      |                |
| Control Panel Model:       | Duct Seal:               | Pull Rope:              |                |
| Number of Floats:          | Dose set (in):           | Dose volume (gal):      |                |
| <b><u>PDR</u></b>          |                          |                         |                |
| Initial Measurement (in):  | Ending Measurement (in): | Elapsed Time (minutes): |                |
| Measured GPM:              | Design GPM:              | Design Head (ft):       |                |
|                            | ETM DATA:                | EC DATA:                |                |

### Drainfield Info

|                            |                           |                         |
|----------------------------|---------------------------|-------------------------|
| Linear ft Approved:        | Imported Cover Approved?: | Seed & Straw Approved?: |
| Installed Drainfield Type: |                           |                         |

### Inspections

| Inspection Date | Inspector | Notes | Yet To Do |
|-----------------|-----------|-------|-----------|
|                 |           |       |           |

|            |               |   |  |
|------------|---------------|---|--|
| 04/27/2022 | Mel Caesar    | Tank to right of structure. Appears that system is being used by business that makes & sells donuts and other prepared items along with what appears to be a residence. Installer says there is another tank serving the business. Requested that tank be located to verify. Owner says tank for donut/pastry shop is directly behind business. |  |
| 05/13/2022 | Kathryn Hobby | Tank to right of structure. Appears that system is being used by business that makes & sells donuts and other prepared items along with what appears to be a residence. Installer says there is another tank serving the business. Requested that tank be located to verify. Owner says tank for donut/pastry shop is directly behind business. |  |
| 05/20/2022 | Kathryn Hobby | Fact finding with owner, tenants, and T.Privott<br>Need water records and a certified inspector to locate all aspects of both systems on-site   |  |
| 07/15/2022 | Kathryn Hobby | Fact finding with owner, tenants, and T.Privott<br>Need water records and a certified inspector to locate all aspects of both systems on-site   |  |
| 01/26/2023 | Kathryn Hobby |   |  |
| 01/31/2023 | Kathryn Hobby |   |  |
| 06/01/2023 | Kathryn Hobby | old tank abandoned; new tank installed; pl-625 filter; & traffic barrier<br>plumbing out 4'4.5"; in 4'8.5"; out 4'10.25"  |  |

Orange County Health Department  
Environmental Health Division

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**NOTICE OF CONSTRUCTION AUTHORIZATION DENIAL**

|   |   |
|---|---|
| <b>Parcel Number :</b> 9883594310                     | <b>Property Address :</b> 3202 US 70 E Unit A<br>HILLSBOROUGH, NC 27278 |
| <b>Application Date :</b> 9/30/2024                   | <b>Township / Number :</b> ENO - 5                                      |
| <b>Permit Number :</b> CA24-0409                      | <b>Owner Name :</b> LAWS SCOTT  |
| <b>Applicant Name :</b> Lisa Walker                   | <b>Address :</b> 3104 POPLAR DR<br>EFLAND, NC 27243-9261                |
| <b>Address :</b> 3104 Poplar Dr<br>Efland, NC 27243   | <b>Phone :</b> (919) 417-2805   |
| <b>Phone :</b> ((91) 9) -417-2805                     | <b>Email :</b> LLaws16@nc.rr.com  |
| <b>Email :</b> llaws16@nc.rr.com                      |   |
| <b>Property Description :</b> NE INT HWY 70 & SR 1562 | <b>Lot size :</b> 0.56 Acres  |
| <b>Workclass :</b> Repair                             |   |
| <b>Water Supply :</b> Municipal Water                 | <b>IP Number :</b>  |
| <b>Facility Type :</b> Business/Professional          | <b>IP Expire Date :</b>   |

On the Orange County Health Department conducted an investigation of the existing system on the referenced property. According to the application, the proposed facility would have required a system with a design waste flow of 240 gallons per day.

A site visit was performed to determine if the proposed use of the system meets the minimum criteria for the ground absorption sewage treatment and disposal system as defined in Chapter 130A of the General Statutes of North Carolina and the Rules for Sewage Treatment and Disposal Systems as adopted by the Orange County Board of Health and to determine that well setbacks required in The Orange County Groundwater Protection Rules are met.

Based on the design evaluation, the proposed plan is not approved for the following:

| <u>Reason Name</u>        | <u>Description</u>   |
|---------------------------|--|
| General                   | Existing tank requires frequent pumping due to saturated drainfield. No further OC permitting activities can be made on the drainfield. The field is exhausted and in soil that is considered unsuitable to use for wastewater disposal.                   |
| General                   | Options Moving Forward:<br>-Apply for Pump & Haul permit<br>-Hire a Licensed Soil Scientist, Engineering Firm, or AOWE to find a decentralized wastewater solution<br>-Connect to city sewer<br>-Reduce the water use drastically to minimize tank pumping |
| 18E .0508 Available Space | The site does not have adequate space of suitable soil to accommodate a wastewater system (and repair area if applicable). (.0508)   |
| 18E .0505 Soil Depth      | The site does not have sufficient depth of suitable soil above an unsuitable horizon. (.0505)  |
| 18E .0503 Soil Morphology | The site contains soil characteristics (structure or mineralogy) that are unsuitable for a wastewater system. (.0503)  |

**Orange County Health Department**  
Environmental Health Division

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The design evaluation was conducted considering possible site modifications and alternative, modified, and innovative systems. However, due to the limitations of the site evaluated, no Construction Authorization may be issued, and the **request for a Construction Authorization is denied.**

A site classified as UNSUITABLE may be classified as SUITABLE if written documentation is provided that meets the requirements of the applicable Rules. Applicants may amend or revise the application for the purposes of reclassification, the site may be a candidate for possible building and design flow modifications or subsurface system alternatives, or systems regulated by the State such as spray irrigation, NPDES (discharge), or surface drip systems. Where applicable, a connection to the municipal sewer system may be an option.

**Appeals Procedure:**

*You have a right to an informal review of this decision.* You may request an informal review by the soil scientist or environmental health supervisor at the Orange County Health Department.

*You may also request an information review by the NC Department of Health and Human Services regional soil scientist.* A request for informal review must be made in writing to the Orange County Health Department.

*You also have a right to a formal appeal of this decision.* To pursue a formal appeal, the owner must file a petition for a contested case hearing with the Orange County Board of Health, P O Box 8181, Hillsborough, NC 27278. The petition for a contested case hearing must be filed in accordance with the provision of General Statutes 130A-24 and 150B-23 and all other applicable provisions of Chapter 150B. The aggrieved person shall give written notice of appeal to the Orange County Health Director within 30 days of the challenged action. The notice shall contain the name and address of the aggrieved person, a description of the challenged action and a statement of the reasons why the challenged action is incorrect. Upon filing of the notice, the Orange County Health Director shall, within five working days, transmit to the Orange County Board of Health the notice of appeal and the papers and materials upon which the challenged action was taken.

The Orange County Board of Health shall hold a hearing within 15 days of the receipt of the notice of appeal. The board shall give the person not less than 10 days notice of the date, time and place of the hearing. On appeal, the board shall have authority to affirm, modify, or reverse the challenged action. The Orange County Board of Health shall issue a written decision based on the evidence presented at the hearing. The decision shall contain a concise statement of the reasons for the decision.

Questions and supplemental information may be direct to the EHS below at 919-245-2361. Si necesita ayuda in Espanol, llame a 919-245-2361.

A handwritten signature in black ink that reads "Kathryn Hobby, RSHS".

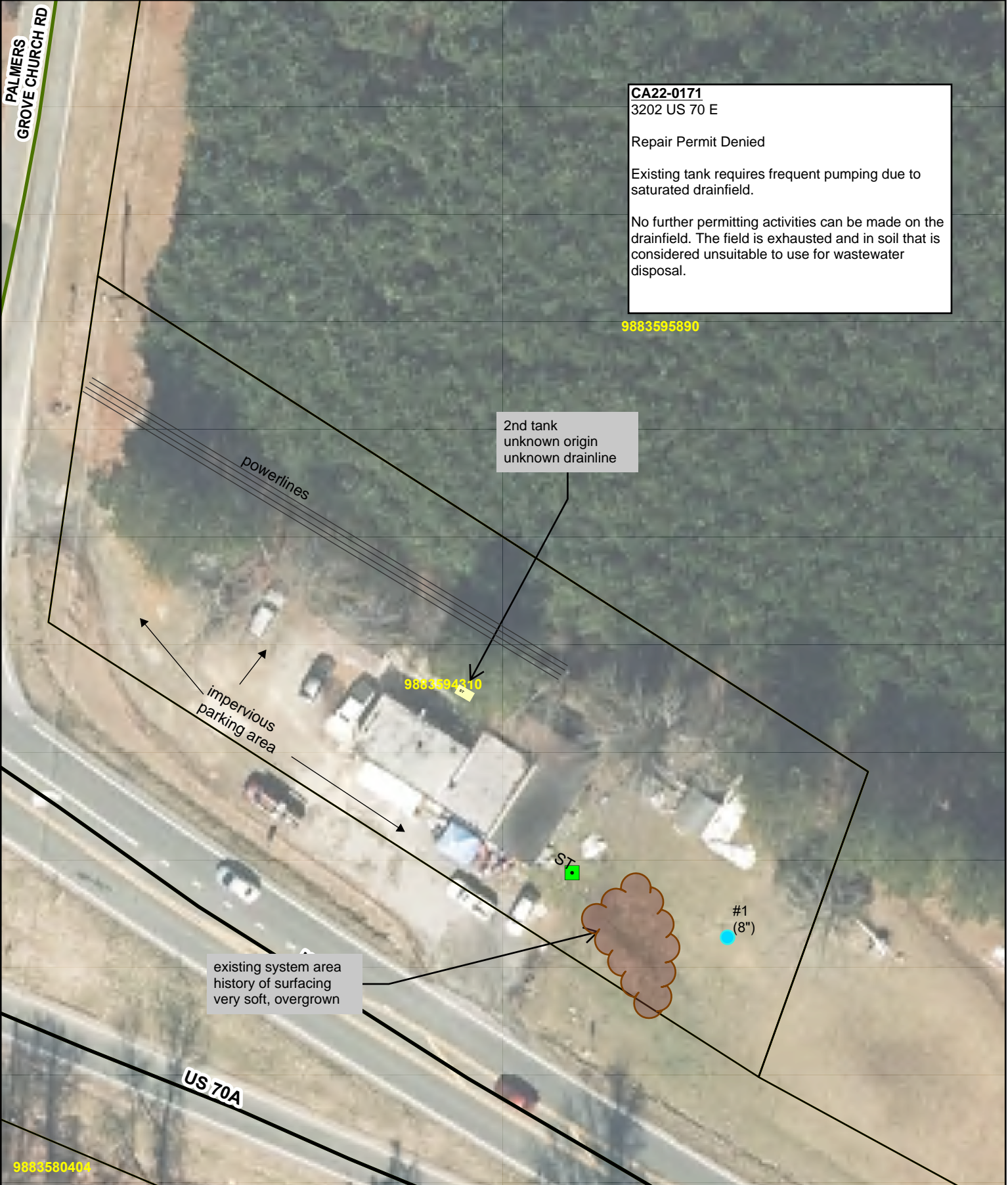
12-17-2024

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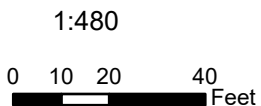
Kathryn Hobby  
Environmental Health Specialist

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Date



# Orange County Environmental Health



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**From:** [Kathryn Hobby](#)  
**To:** [llaws16@nc.rr.com](mailto:llaws16@nc.rr.com)  
**Subject:** RE: [EXTERNAL MAIL!] FW: Clarification Regarding Scott's Property  
**Date:** Friday, November 15, 2024 4:31:58 PM  
**Attachments:** [image002.png](#)  
[image005.png](#)  
[image006.png](#)  
[Pump and Haul Design Guidelines.pdf](#)

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Hi Lisa,

I know this must be tough. As far as OCEH is concerned, we are out of options that can be solved by our permitting avenues as the parcel currently exists. The system types you listed all require the wastewater to be disposed of sub-surface, buried. Most of those system do solve many problems with poor soils. However, I need better soil than what's out there. This pushes options to Spray Irrigation system, connecting to city sewer, or surface discharge. None of those options are viable. We need a lot more acreage to have a Spray Irrigation system, Hillsborough doesn't have sewer out there, and there is not stream on the lot to permit a surface discharge. There are other potential solutions that a 3<sup>rd</sup> party can help you with. Potentials such as, finding good soil on an adjacent parcel and gaining permission and legal access to dispose of the wastewater. I'm attaching a guidance document from the state for pump and haul systems.

I'm not sure how long the current tenants have. The biggest issue will be how often the tank needs pumping. Once Orange County begins the Notice of Violation process, it requires meeting benchmarks towards compliance. You're right, system was at one time permitted for the 1-employee convenience store. If you change the use, there's no guarantee the septic system will start behaving. You may want to access the water use records. This could help inform you on "is this bakery using a ton of water compared X, Y, & Z new use?"

These are all the considerations I have taken in coming to this decision. Also, I've tried to offer a information to help you make your next several choices.

Take care,

Kathryn Hobby, REHS  
*Environmental Health Program Specialist*  
*Environmental Health Division*  
Orange County Health Department  
131 W. Margaret Lane, Unit 100  
Hillsborough, NC 27278

Phone: 919.245.2377  
Cell: 919.903.2080

Learn more about mosquitoes [here](#).