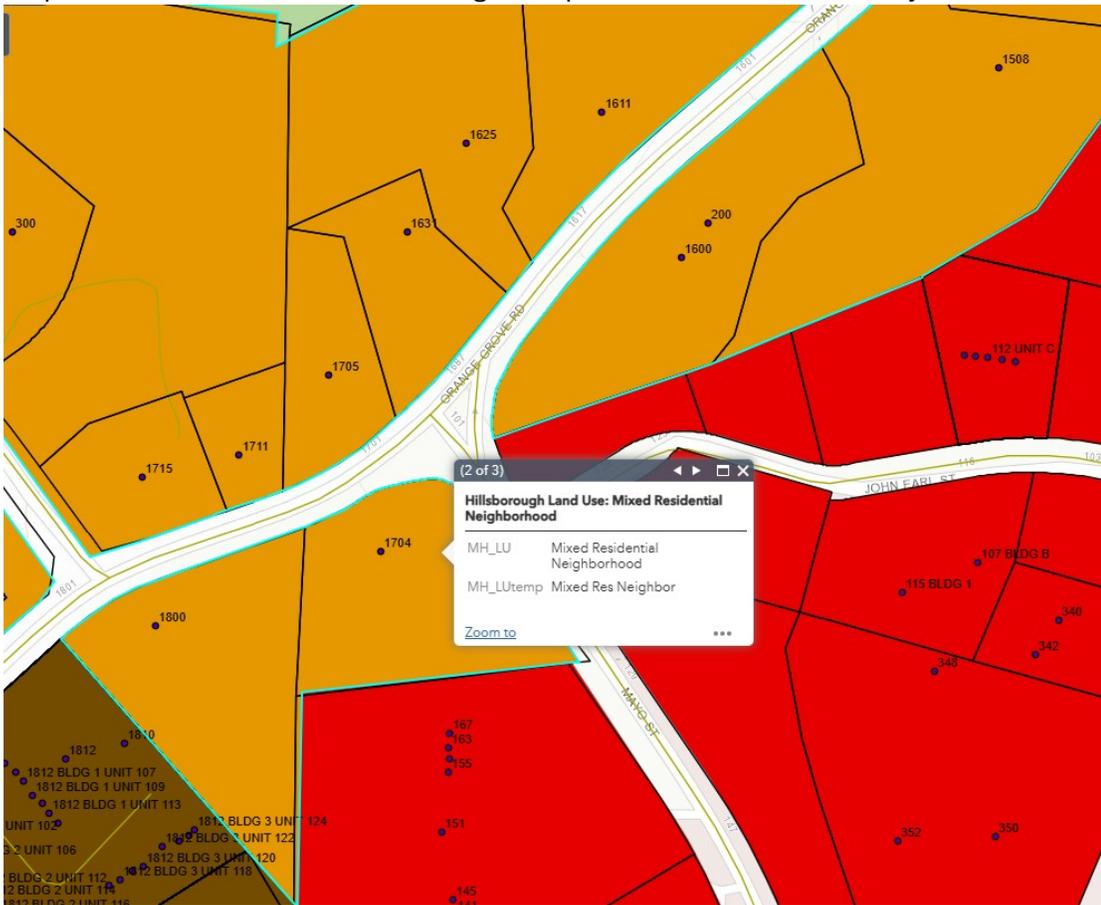


From: Molly Boyle <molly.boyle@hillsboroughnc.gov>
Sent: Friday, June 27, 2025 11:08 AM
To: victoria@diamondrealty.com; Bryant Green
Subject: RE: Request for Water & Sewer Line Information for PIN#s 9864812208, 9864815553, 9864818953

Hi Victoria,

These properties are all designated as “mixed residential neighborhood” on the town’s Future Land Use Map, a map which shows the town’s desired growth pattern over the next +/- 20 years.



We should be updating our Future Land Use Map sometime in the coming year, so it’s possible that designation may change if/when the town board adopts a new map. Also, if an applicant wants to rezone the properties, they could petition to amend the Future Land Use Map at the same time, if desired. Other than that, I’m not aware of any other plans or assessments relating to these lots.

Thanks!



Molly Boyle | AICP, CZO

Planner II

[Town of Hillsborough](#)

101 E. Orange St., Hillsborough, North Carolina

Office: [919-296-9473](tel:919-296-9473)

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

Sent: Thursday, June 26, 2025 10:37 AM

To: Molly Boyle <molly.boyle@hillsboroughnc.gov>; Bryant Green <Bryant.Green@Hillsboroughnc.gov>

Subject: RE: Request for Water & Sewer Line Information for PIN#s 9864812208, 9864815553, 9864818953

Thanks Molly!

Are there any long-term plans, town proposals or any special assessments that you know of on either any of these three properties? We are wanting to confirm we have all of the accurate information to provide to any buyers, current and future.

Thanks,



Victoria K. McKee

REALTOR® | Broker

RE/MAX Diamond Realty

C: [\(919\) 619-9209](tel:919-619-9209)

202 S. Fifth Street | Mebane, NC 27302

victoria@diamondrealty.com

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

From: Molly Boyle <molly.boyle@hillsboroughnc.gov>

Sent: Wednesday, June 25, 2025 2:09 PM

To: Bryant Green <Bryant.Green@Hillsboroughnc.gov>; victoria@diamondrealty.com

Subject: RE: Request for Water & Sewer Line Information for PIN#s 9864812208, 9864815553, 9864818953

Hi Victoria,

The parcel ending -8953 is already within town limits and is zoned General Commercial.

PINs -2208 and -5553 are zoned Agricultural Residential in Hillsborough, but they're in the extraterritorial jurisdiction (an area outside of town limits that's still under the town's zoning and subdivision authority).

Depending on the proposed development, annexation of parcels -2208 and -5553 may be required. If a buyer wants to rezone the properties, the annexation and rezoning requests could run concurrently. Buyers can contact town planning staff with questions about annexation/rezoning. We can explain the processes to them.

Best,
Molly



Molly Boyle | AICP, CZO

Planner II

[Town of Hillsborough](#)

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From: Bryant Green <Bryant.Green@Hillsboroughnc.gov>

Sent: Wednesday, June 25, 2025 11:32 AM

To: victoria@diamondrealty.com

Cc: Molly Boyle <molly.boyle@hillsboroughnc.gov>

Subject: RE: Request for Water & Sewer Line Information for PIN#s 9864812208, 9864815553, 9864818953

Victoria,

Thanks for reaching out. As discussed, please find a screenshot below of the utilities in this area (blue is water, green is sewer). The waterline in Orange Grove is an 8" line, and the sewer is either 6" or 8". I recommend anyone looking to develop these properties reach out to me with details of what is proposed so we can discuss connection requirements.

It's likely that annexation will be required to connect to Town utilities, I am copying Molly with our Planning Department who can discuss these requirements and this process in more detail.