

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration
(919) 245-2575
(919) 644-3002 (FAX)
www.co.orange.nc.us



306F Revere Road
P O Box 8181
Hillsborough,
North Carolina, 27278



MEMORANDUM

TO: Board of County Commissioners
Laura Blackmon, County Manager

FROM: Perdita Holtz, Planning Systems Coordinator

DATE: December 31, 2008

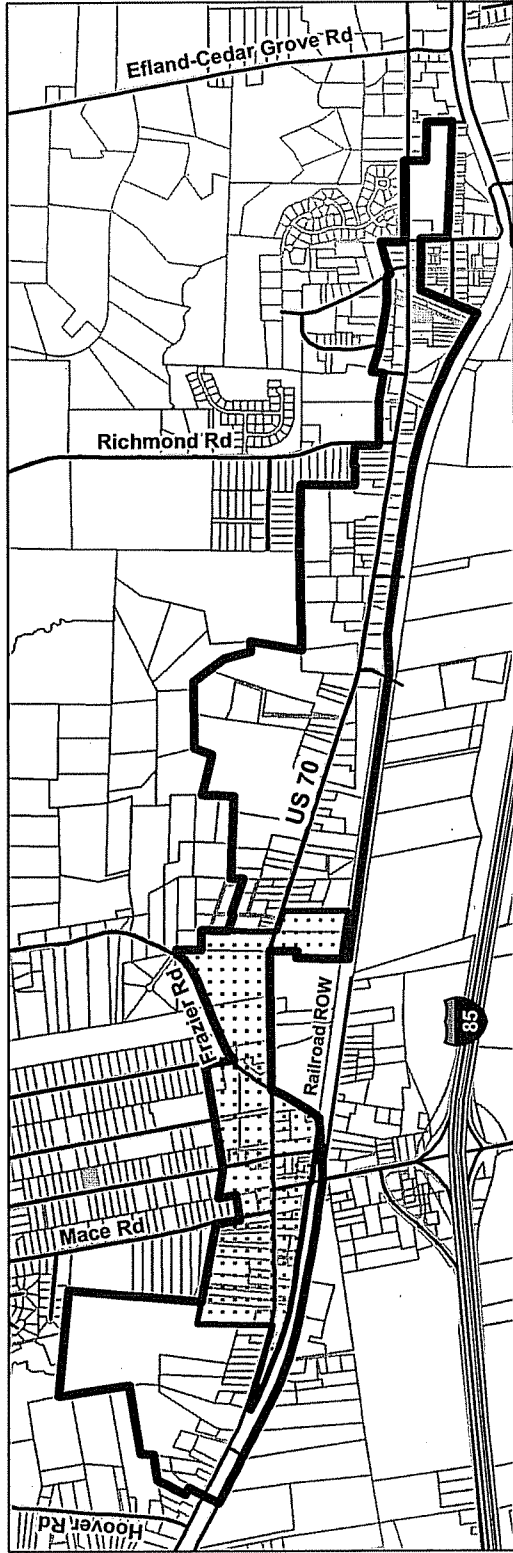
SUBJECT: Efland-Cheeks Overlay District Annual Report

When the Board of County Commissioners adopted the Efland-Cheeks Highway 70 Zoning Overlay District (ECOD) on December 3, 2007, the Board asked for an annual report on projects in the District. This memorandum serves as the annual report from the adoption date through 2008.

The ECOD is a linear zoning overlay district along Highway 70 between the vicinity of Ashwick subdivision in western Efland and the City of Mebane's jurisdiction (see attached map). The district is an implementation measure of the adopted Efland-Mebane Small Area Plan. There are two distinct areas of the ECOD: a pre-designated commercial area centered around the intersection of Highway 70 and Buckhorn Road and a general linear area. Permitted uses in the pre-designated commercial area are those classified as "Neighborhood Commercial" in the Zoning Ordinance. Outside of the pre-designated commercial area but within the ECOD, the only non-residential uses allowed are low impact offices and professional services. Development standards for non-residential uses are included in the adopted overlay district.

To date, although there were several inquiries in the first part of 2008 regarding the specifics of the types of non-residential uses permitted in the ECOD, no applications have been received. When the ECOD was written staff and the Efland-Mebane Small Area Plan Implementation Focus Group envisioned the County would eventually adopt a Conditional Use zoning district that would enable property owners to apply for projects that might need minor modifications from the mandatory standards of the ECOD. Adoption of a Conditional Use zoning district to allow discretionary approval by the BOCC for projects that conform to the spirit of the ECOD but find it difficult to conform to the exact standards of the district could result in further interest in developing projects in the district. Staff will continue to keep the Board apprised of any projects within the ECOD.

Efland - Cheeks Highway 70 Corridor Overlay District Boundaries



Legend

- Efland-Cheeks Highway 70 Corridor Overlay District
- ▨ Pre-designated commercial area

1 inch equals 2,000 feet
0 2,000 Feet

Seal of Orange County, Georgia
Orange County Planning and Inspection Department
GIS Map Prepared by William Cochran May 21, 2007