

I. Introduction

In June of 2004, Orange County Planning staff presented a proposal to establish a courtesy review process and agreement with the City of Durham and Durham County. The board voted to bring the resolution back on the consent agenda with changes to include a minimal 45-day review time frame.

In subsequent meetings with staff from the Durham Joint City-County Planning Department, staff has discussed revising the draft agreement to incorporate a minimum 45-day time frame for reviewing applications. Durham was not amenable to that revision.

The Durham City Council, on November 16, 2004, and the Board of Durham County Commissioners, on November 22, 2004, endorsed A Resolution Establishing The Intent Of Durham County, Durham City, And Orange County To Cooperate With Regard To Planning Issues In Certain Defined Areas that contains language to “coordinate with each other on a timely basis within the current framework and schedule of the local development review process”.

Courtesy Review is a process where the respective Planning Staffs share development proposals within certain designated areas of their jurisdictions and provide written comments. Additionally, Orange County coordinated with Durham City/County during Durham’s Comprehensive Plan Update in 2003-04 to ensure matching urban growth boundaries.

As a result of the various ongoing discussions, the Orange County Board of County Commissioners (BOCC) approved the formation of a citizen Task Force in June 2006 to work with Economic Development and Planning Staff in developing a plan for the Eno Economic Development District (formerly known as the I-85/US-70 EDD). Prior to Task Force formation, the general scope of Task Force responsibilities was defined as follows:

Meetings with residents and property owners in the Eno Economic Development District (EDD) area on December 29, 2005 and May 23, 2006 have highlighted the need to address land use, infrastructure, and local government jurisdictional issues. Planning and Economic Development staff propose the development of a small area plan for the Eno EDD by a task force composed of residents and property owners, at-large representatives, volunteers from advisory boards, and elected representatives. Local government staff (representing planning, economic development, and engineering) will assist in the process.

The Task Force is proposed to consist of:

- 3-5 property owners
- 2-4 business owners
- 3 at-large representatives
- Orange County BOCC liaison
- Durham City Council liaison

- Orange County Planning Board member
- Orange County EDC member
- Eno River Association/Eno State Park representative

Eight area property and business owners have volunteered to participate in the small area planning process. During the summer, staff will work with the County Clerk's office to recruit the remaining members of the task force, with formal appointments to be made by the Board of County Commissioners on August 22, 2006.

The small area plan for the Eno EDD was originally being completed in accordance with the planned update of the Orange County Land Use Element. As the Land Use Element's timeline for completion has been extended, staff believes that this project should be completed independently of the update. At the May 22, 2006 Quarterly Public Hearing between the County Commissioners and Planning Board, staff was asked to prepare an abstract outlining the recommended process of developing a Small Area Plan for the area.

The general mission of the Task Force is to evaluate the existing Land Use Element of the County's Comprehensive Plan, as it pertains to the Eno EDD area, and offer local perspective on whether the existing Land Use Element Map categories of: Economic Development District; Commercial Node; Resource Protection Areas; Rural Residential; and roadways are adequate in size, density, intensity, scale, or location to address changes that are occurring in the area.

A Task Force of 9 citizens was appointed by the BOCC. Additionally, the City of Durham was invited to appoint representatives to the Task Force since Intergovernmental coordination would be essential given that the planning area is within Durham's Urban Growth Area, as identified in Durham's Comprehensive Plan. One City of Durham staff member served on the Task Force and other Durham staff from the Manager's office and Water Management Department attended meetings as needed. A member of Orange County's BOCC also served on the Task Force (originally Commissioner Barry Jacobs and later Commissioner Valerie Foushee).

The following issues and questions were to be examined as part of the Small Area Plan process and were included in the task force formation approval process. It was acknowledged that additional issues and questions may arise following community meetings:

1. What are the implications of extending water and sewer for current development?
2. What are the implications of extending water and sewer for future development?
3. What are the implications of not extending water and sewer?

4. What are the costs of extending water and sewer and who pays?
5. What changes in local government jurisdiction might occur as a result of extending water and sewer?
6. What is an appropriate level of nonresidential development in the area?
7. How will buffering and transitioning of existing, and possible future, nonresidential development be accomplished to avoid impacts on existing residential development?
8. What are the implications for residential rebuilding for an area designated as EDD?
9. What types of additional nonresidential land uses are to be considered for the area and how will their impact be mitigated?
10. What additional traffic related issues will be generated by potentially allowing for additional nonresidential development?
11. What will be done to protect the environmental integrity of Duke Forest and Eno River State Park?
12. What ancillary impacts will be generated in Orange and Durham Counties as a result of potentially allowing for additional nonresidential development?

Recommendations made by the Task Force will be incorporated into a final report to be prepared by the Orange County Planning Staff and Economic Development Department, reviewed by the Task Force, referred to the Economic Development Commission, and forwarded to the Board of County Commissioners.

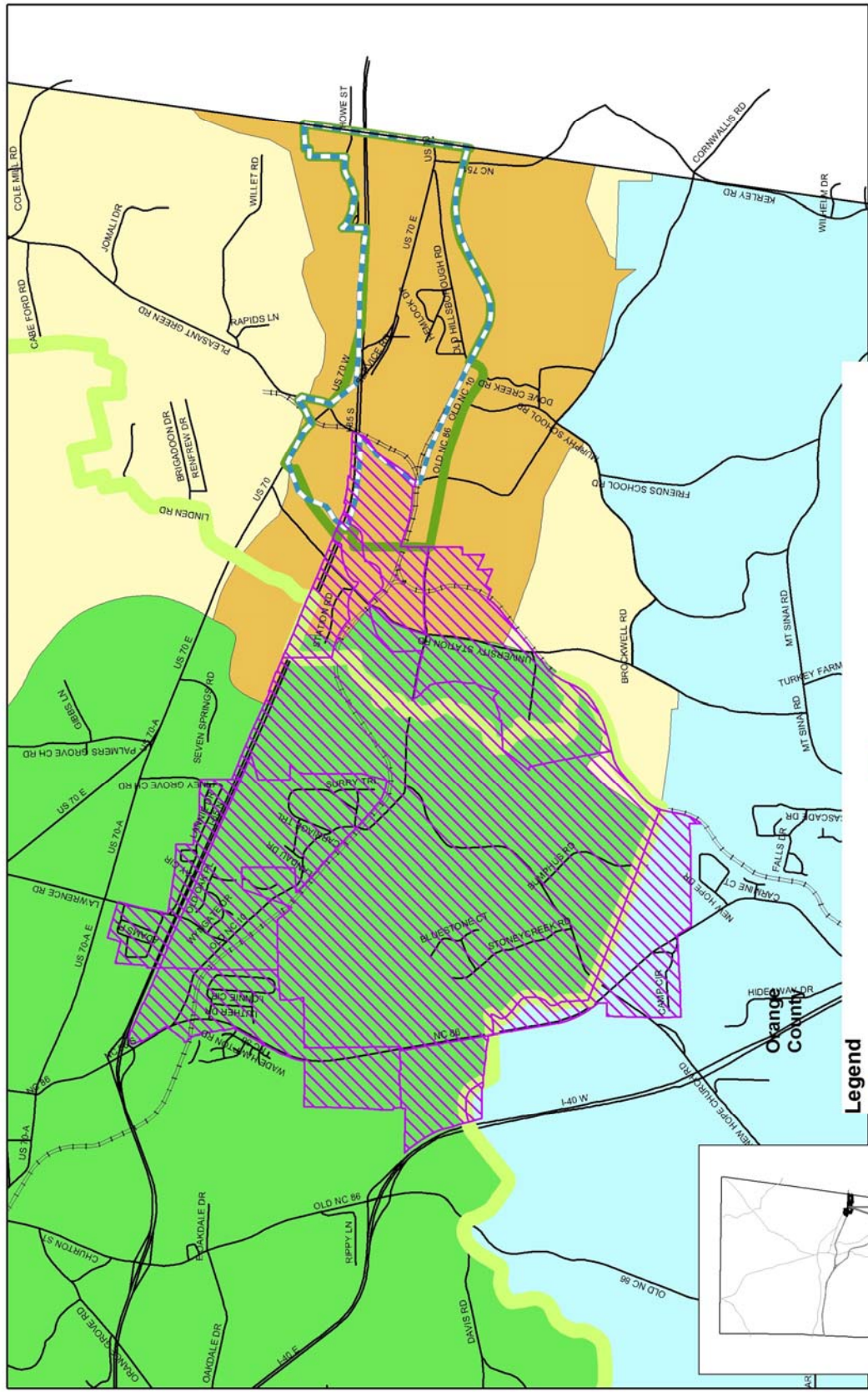
Recommendations, where appropriate, will be incorporated into the Draft Orange County Comprehensive Plan Land Use Element, Orange County Zoning Atlas and/or text, Economic Development District Design Manual zoning addendum, and Orange County Subdivision Regulations.

The area within the “Eno EDD SAP Focus Area” depicted on Map 1 is referred to as the “planning area” or the “Focus Area” throughout this document. The Focus Area is comprised of approximately 942 acres.

Map 2 provides an Area Perspective that depicts the central portion of Orange County and shows the boundaries of the Focus Area relative to other planning efforts in the area such as the Hillsborough/Orange County Coordinated Planning Area and the currently planned boundaries for public water and sewer services (see later section on the Water and Sewer Management Planning and Boundary Agreement for more information).

This Plan is the result of a series of fourteen (14) Task Force meetings that occurred from early 2006 to Spring 2008.

Eno EDD Area Small Area Plan - Boundary

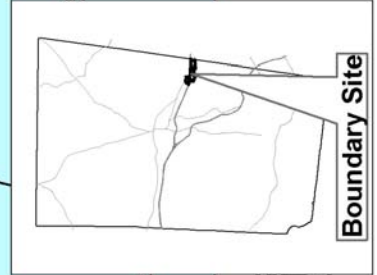


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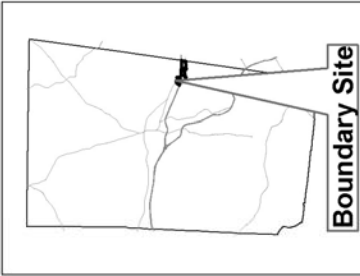
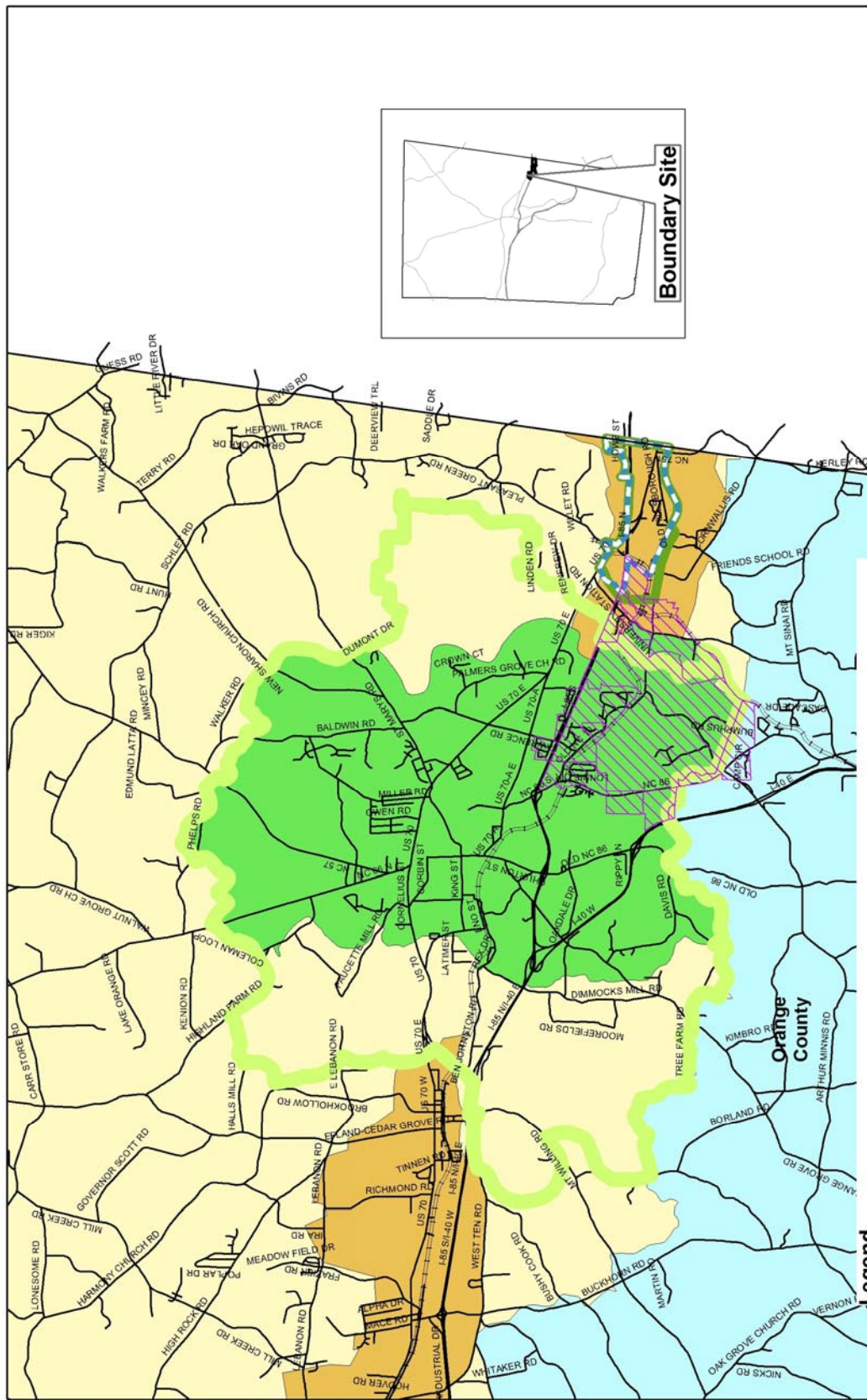
Orange County Planning and Inspections Department
 GIS Map Prepared by Miriam Coleman May 27, 2006

Projection: North Carolina State Plane (feet)
 Datum: North American 1983

- Legend**
- Hillsborough Primary Service Area (WASMPBA)
 - Eno EDD SAP Focus Area Boundary
 - Durham Urban Growth Area
 - Stoney Creek Basin SAP Boundary
 - Orange County Primary Service Area (WASMPBA)
 - OWASA Long-Term Interest Area (WASMPBA)
 - Orange County Primary Service Area (WASMPBA)
 - Orange County Long-Term Interest Area (WASMPBA)
 - Coordinated Planning Area
 - Town of Hillsborough / Orange County



Eno EDD Area Small Area Plan - Area Perspective



Orange County Planning and Inspections Department
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 Projection: North Carolina State Plane (feet)
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