

F. Land Use and Zoning

Existing Land Use

Orange County does not have current Existing Land Use Maps for the Focus area. However, a “windshield survey” shows that the area contains a variety of residential uses ranging from mobile home parks to modest single family homes on smaller lots to large single family homes located on several acres of land. Additionally, the Focus Area contains numerous commercial and industrial uses along Highway 70 and Mt. Herman Church Road.

Five (5) parcels of land within the Focus Area are in the Agricultural Use Value program.

Future Land Use (adopted map)

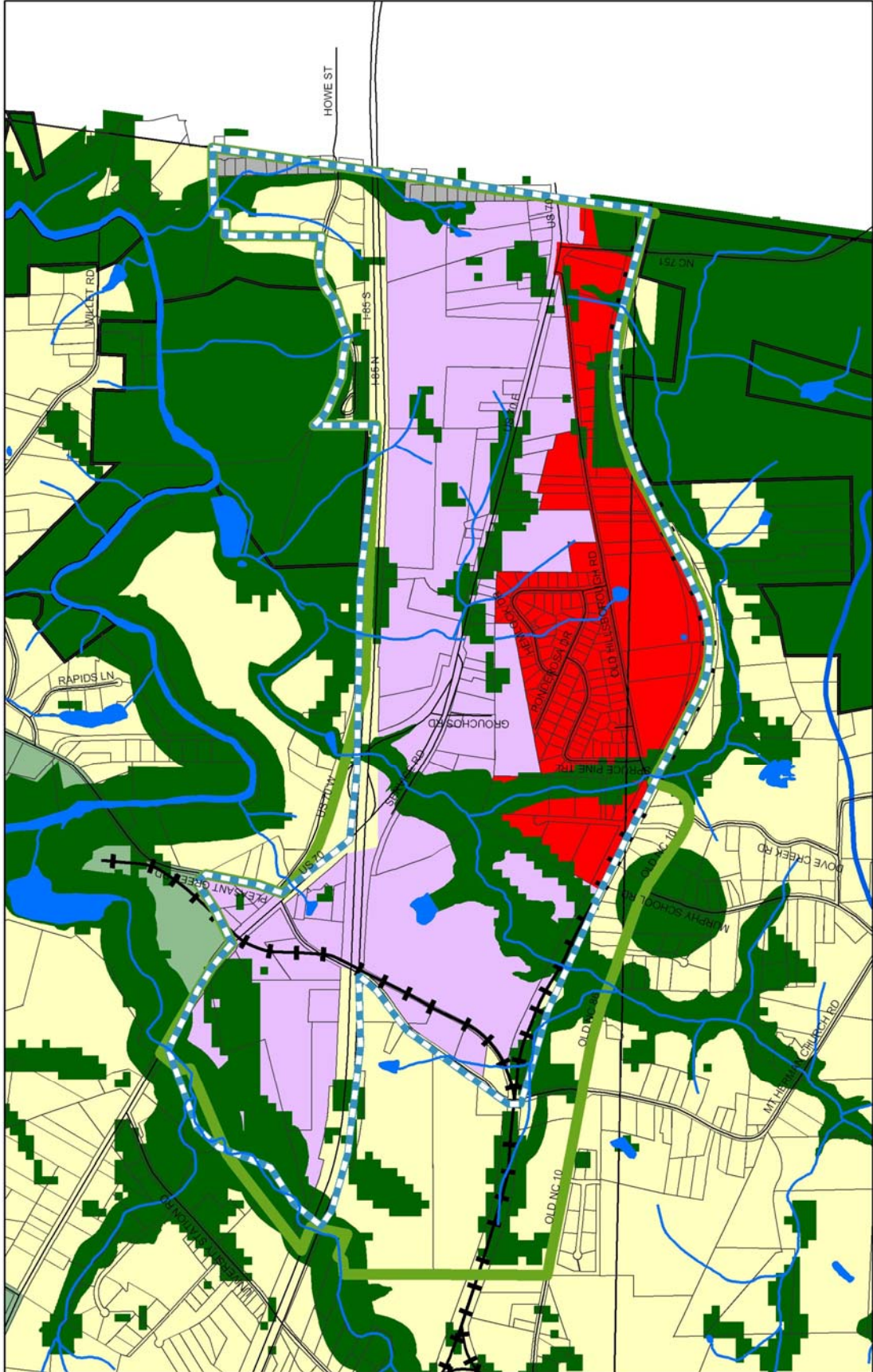
The Adopted Land Use Element of the Orange County Comprehensive Plan contains a Future Land Use Map. Map 17 is the Adopted Future Land Use Map for the Eno EDD Area.

The table that follows shows the adopted Future Land Use categories found in the Focus area.

Future Land Use Categories

Category	Description (adapted from Land Use Element of Comprehensive Plan)
Rural Residential	Rural areas of the County which are appropriate for low intensity and low-density residential development and which would not be dependent on urban services during the plan period.
Commercial Node	Designated areas in transition that are appropriate for retail and other commercial uses.
Economic Development Activity Node	Transition areas that have been specifically targeted for economic development activity consisting of light industrial, distribution, office, service/retail uses, and flex space. Located adjacent to interstate and major arterial highways and subject to special design criteria and performance standards.
Resource Protection Area	Designated Primary Conservation Areas which contain sensitive environmental resources, historically significant sites, and features considered unbuildable because of their limitations or unsuitability for development. Includes wetlands and floodplains along drainage tributaries, steep slope areas (15% or greater), natural areas, wildlife habitats and corridors, and significant historic and archaeological sites.

Eno EDD Area Small Area Plan - Currently Adopted Future Land Use Map



- Eno EDD SAP Focus Area
- Rural Residential
- Agricultural Residential
- Rural Buffer
- Municipal Town Limits
- Municipal Extra-Territorial Jurisdiction
- Public Interest Areas
- Resource Protection Areas
- Economic Development
- Durham Urban Growth Area
- Water Supply Areas
- OC/CH/CA Joint Planning Area
- Commercial Node



Orange County Planning and Inspections Department
GIS Map Prepared by Brian Cannon May 27, 2008

Existing Zoning

As Map 18 shows, most of the Focus Area is currently zoned EDD (Economic Development District) which is divided into Primary and Secondary categories. Whispering Pines subdivision is currently zoned R2 (Low and Medium Intensity Residential). Remaining areas of the Focus Area are currently zoned R1 (Rural Residential).

Additionally, much of the Focus Area is within the Major Transportation Corridor (MTC) zoning overlay district. The MTC requires buffering and setbacks within the overlay area. However, the EDD Design Manual permits limited breaks within the required buffer.

G. Intergovernmental Context

The Focus Area is within the City of Durham's Urban Growth Area, as designated in the City's Comprehensive Plan. The small lots that extend along the Orange/Durham border are located within Durham's city limits. Durham's Future Land Use Map designates much of the Focus Area as Industrial and the remainder of the Urban Growth Area within Orange County as Very Low or Low Density Residential (see Map 19). Under State annexation statutes, the City of Durham may annex lands into its City Limits.

Durham and Orange Counties have worked cooperatively in recent years in regard to planning issues. In early 2005, the three affected governments (Durham City and County [which operate a consolidated Planning Department] and Orange County) adopted resolutions establishing the intent to cooperate with regard to planning issues in certain defined areas. The Focus Area is included in the cooperative planning area.

As was stated in Section D, Water Service and Sanitary Sewer Service, Orange County and the City of Durham would pursue Interlocal Agreements for Utility Services the purpose of providing these services to the Focus Area.

City of Durham Existing Water and Sewer and Annexation Policies

The City of Durham currently follows two policies regarding water and sewer extensions to its system that would apply should the City look to extend utilities into the Eno EDD:

- The City of Durham requires that water and sewer utility extension is contingent upon a request for voluntary annexation.
- The City of Durham currently does not pursue involuntary annexation.

Based on these policies, it is expected that any future development within the Eno EDD that requests water and sewer service from the City of Durham would at some point be annexed by the City of Durham.