

II. Previous Plans

1981 Orange County Land Use Plan (Renamed Land Use Element in 1988)

The Board of County Commissioners officially adopted the Land Use Plan in September 1981. Although the Plan is almost 25-years old, the basic themes and concepts of the plan are retained and adhered to by the County. These precepts include watershed protection, focusing commercial/industrial development to nodes (and eventually economic development areas in 1994) at strategic transportation intersections, and requiring zoning to be consistent with the Plan.

Since 1981, minor amendments to the Land Use Plan occurred. One of the more significant changes was approved in April 1988. The County moved towards a Comprehensive Plan model that breaks major topic areas out into various “Elements.” As a result, the Land Use Plan was renamed the Land Use Element of the Comprehensive Plan. When this change was made in 1988, the following Elements were to comprise the Comprehensive Plan:

- Land Use
- Transportation
- Housing
- Open Space
- Recreation
- Economic Development
- Services and Facilities
- and additional Elements as Required

The Land Use Element contains typical planning analysis of existing conditions related to demographics, building activity and trends, development constraints, land use and infrastructure, and goals, objectives, and policies. A county-wide Future Land Use Map is the result of the analyses. In addition, each of the seven Townships located in the county is covered in a Township Plan.

The I-85/US 70 Economic Development District (now known as the Eno EDD) area is situated in Eno Township, which is located in the east-central portion of Orange County. The Comprehensive Plan (land use) and subsequent zoning EDD Manual advocated the following proposals for the planning area:

- Primary EDD - Medium and higher intensity office, commercial, and light industrial development that would be most appropriately served by a centralized water and sewer system should be located within the I-85/US 70 corridor within the City of Durham’s Urban Growth Boundary.
- Secondary EDD - Low and medium intensity office development and moderate density residential development which would create minimal negative impacts on the Lower Eno water supply watershed.

The Comprehensive Plan also designated one activity node in the vicinity of the planning area:

- US 70/NC 751/Old NC10 area (Commercial Transition). An area south of US 70 adjacent to Old NC 10 and north of the railroad track. This Commercial Transition area is included in the Focus Area of this Eno EDD Area Small Area Plan (see Map 17).

In 1999, the Board of County Commissioners adopted a goal to prepare a new Comprehensive Plan beginning with the update of the Land Use Element. Extensive data collection, research, trends analysis, and community outreach for the Land Use Element was initiated in 2000 based on new Census information and is continuing.

Beginning in 2004, a combination of ‘small area plans’ such as this was initiated to examine the potential and constraints of urban growth on a smaller scale and with community input. These more in-depth studies in turn are woven into the overall Comprehensive Plan update which now entails all of the Comprehensive Plan elements: Land Use, Economic Development, Housing, Transportation, Cultural and Natural Systems, Recreation and Parks, and Services and Facilities.

Stoney Creek Basin Small Area Plan

The 1996 Stoney Creek Basin Small Area Plan (SGBSAP) applies to approximately 4,696 acres southeast of Hillsborough (see Map 1). The SAP contains five (5) main guideline topics:

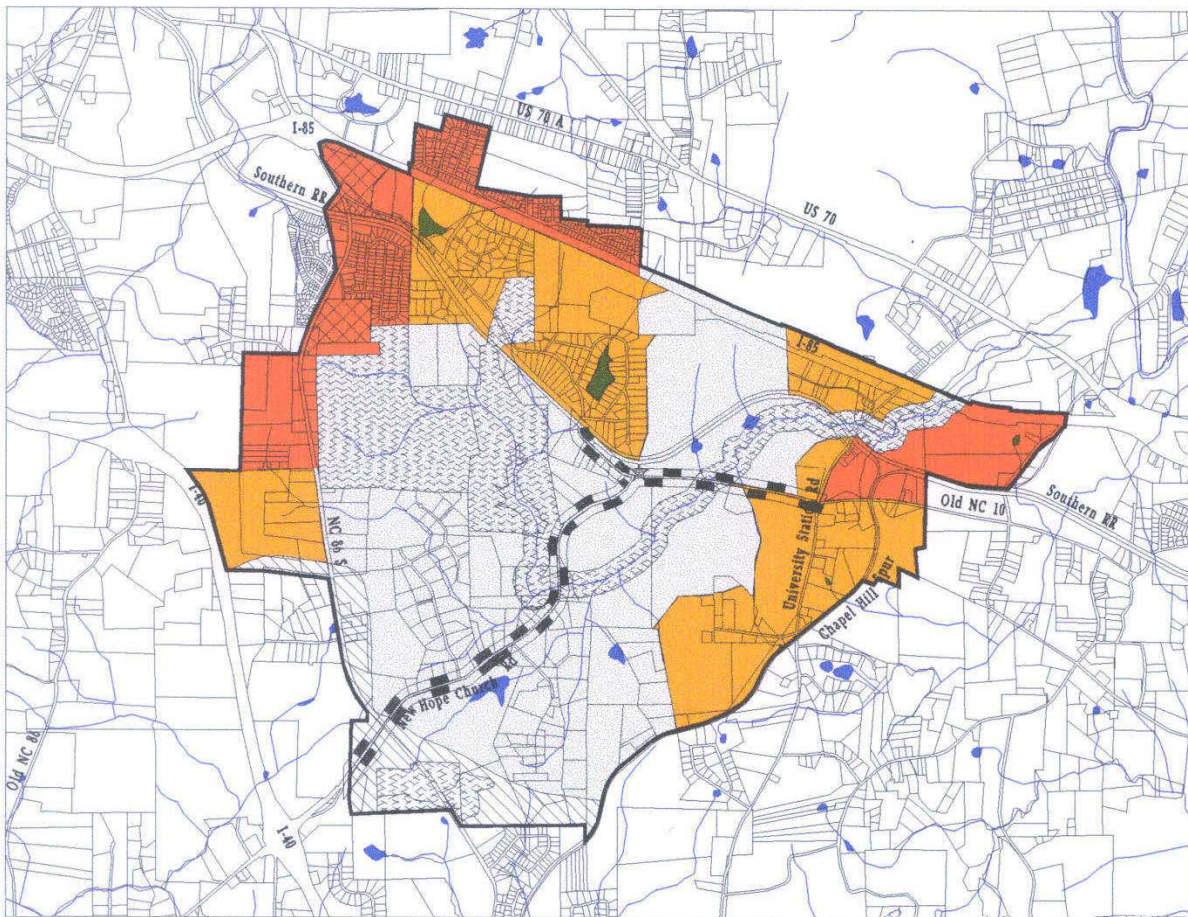
- Encourage preservation of rural landscapes including as much forested and agricultural land – and active farming – as economically feasible for the landowner.
- Encourage preservation of significant cultural and historical features.
- Protection of natural terrain features and sensitive ecological areas.
- Protection of area’s visual resources (vistas).
- Protection of character of existing neighborhoods from incompatible land uses/densities and direction of growth not rural in character toward municipal/transition areas.

The SCBSAP also designated areas for Lower Intensity Land Uses, Intermediate Intensity Land Uses, and Higher Intensity Land Uses (see Map 3). The description for each of these intensity areas is below. Additionally, the SAP contains a chapter on Implementation Strategies. Some of the strategies, such as the Flexible Development Option, have subsequently been adopted into Orange County regulations.

**Stoney Creek Basin Small Area Plan
Land Use Intensity Categories**

Higher Intensity Areas	These areas are generally synonymous with the ten and twenty year transition areas in the existing Land Use Plan (adopted 1981, amended 1988) or they are adjacent to areas proposed for future development on an urban scale. At some future date, they will most likely be incorporated into the municipalities of Hillsborough and Durham through the annexation process. A mix of land uses is possible in these areas and they will be served by water and sewer. They could be viewed as “receiving areas” for lower density areas to the south.
Intermediate Intensity Areas	These areas are intended to provide a transition between Higher and Lower Intensity Areas. They are envisioned as being predominantly residential with density being determined in large part by the character of existing development; water and sewer extension is <u>unlikely</u> .
Lower Intensity Areas	These areas comprise a substantial part of the planning area and contain most of the “Resource Areas” delineated on the draft plan. The current character of these areas is residential development on relatively large lots, a considerable number of large undeveloped tracts (both open and forested), and the only active farm in the area. Lower Intensity Areas typify the area’s remaining rural character. These are the areas where many of the plan’s protection goals (natural resource, visual, and neighborhood) will be achieved. Lower Intensity Areas are proposed to have the lowest average development densities in the future, to be determined in part by the character of existing development. Implementation tools that may be applied will probably go beyond limitations on density and could include features such as buffers and easements. Extension of water and sewer service to these areas is <u>not</u> envisioned.

Stoney Creek Basin Planning Area



Land Use Plan

Adopted by Orange
County Commissioners 8-5-96

Planning & Inspections
Department
Information Services Division
1-31-97 BRMc



• Plan recommendations not applicable in Rural Buffer. Rural Buffer boundaries based on Joint Planning Area Land Use Plan adopted October 13, 1986

Legend

- Lower Intensity Land Uses
- Intermediate Intensity Land Uses
- Higher Intensity Land Uses
- Rural Buffer
- Resource Areas
- Commercial/Industrial (Current Plan)
- Scenic Road
- Possible Park Site



Presented at 5-28-96 Quarterly Public Hearing, Planning Board recommendation 7-9-96

Town of Hillsborough/Orange County Strategic Growth Plan

Beginning in 2005, the Town of Hillsborough and Orange County embarked upon developing a Strategic Growth Plan for Hillsborough and the surrounding area. Phase I of the effort has been completed and consisted of discussing boundaries (annexation boundary, Rural Buffer, areas of joint concern), with general land use principles and the construction of a framework for Interlocal Agreements. The Coordinated Planning Area boundary is shown on Map 2 and is located approximately 1 mile west of the Eno EDD Area SAP Focus Area.

Phase II of this planning effort has commenced and is expected to move to implementation of the Plan and preparation of parcel-specific Land Use designations. Phase II will likely include negotiation and execution of an Interlocal Agreement as suggested in the Plan, and specifying jurisdiction and procedures for land use planning, zoning, and development review. Phase II will also include examination of priorities for transportation improvements within the Plan area.