

F. Community Character and Form

The historic importance of the railroad and the continuing importance of Highway 70 are evident when studying Efland and the planning area. Efland “grew up” as a Mill Village focused on the railroad with a station that no longer exists in the vicinity of Southern Drive and Efland-Cedar Grove Road. Development in the core area of Efland and linearly along Highway 70 reflects a much higher density than is typical in modern times for development on individual septic systems.

Housing types and styles reflect a wide range of architectural types. Efland contains historic, small millhouse type of structures as well as larger two-story historic homes. Redevelopment of some parcels in the core area has resulted in a pattern of modern homes located next door to historic homes. Efland’s core and the entire planning area represent an eclectic development pattern, that reflects prevailing architectural styles of various historic eras. The area gives the impression of a vernacular, organic development pattern, not a rigidly planned area.

Farming and forestry are prevalent throughout the planning area. These uses create the impression of undeveloped property and wide-open spaces to people traveling the secondary roads away from Highway 70. Many of the parcels of land used for forestry and farming also have a residence located on them, many of which are occupied by the landowner who farms the land.

By and large, the planning area is characterized by functional, simple, cost-effective development built by and serving people who are part of the “workforce.”

G. Land Use

Existing Land Use

During the summer of 2005, Orange County Planning staff mapped the existing land uses in the planning area. Information regarding existing land use was pulled from Tax Assessor records, aerial photos, and “windshield surveys.” Maps 17 through 21 show the existing land uses in the planning area. Commercial uses include Retail, Services, and other non-residential uses that were not classified into the other land use categories. Parcels identified as Industrial are those on which manufacturing processes are occurring. Agricultural uses were identified using Tax Assessor records as they relate to Agricultural Use Value taxation. Undeveloped parcels are those containing no structures and which are not registered for the Agricultural Use Tax program.

The predominant land uses in the planning area are Residential uses and various Agricultural uses (Forestry, Fields, or a mix of the two). Many of the parcels in Agricultural use also have a residence located on them.

The vast majority of Residential uses are single-family dwelling units which include site-built dwellings, manufactured homes, and modular homes. Within the core area of Efland, there are a