

J. Economic Development

In 1994, Orange County designated three (3) Economic Development Districts (EDDs) within the county. One of the three EDDs is located in the planning area and is designated as such on the current Future Land Use Map (map 22 on page 51). The other two EDDs are located south of Hillsborough on Old NC 86 and in the easternmost portion of the county along Interstate 85 and Highway 70. The EDDs are subject to special development regulations, as is detailed in the Economic Development Districts Design Manual administered by Orange County's Planning Department.

The EDD located in the planning area is referred to as the I-85/Buckhorn Road EDD and is comprised of approximately 845 acres. One of the primary obstacles in developing the EDD has been the lack of public water and sewer. It was the intent of the Design Manual that sites in the EDDs be served with public water and sewer. As was stated in Section D, Water Service and Sanitary Sewer Service, Orange County and the City of Mebane entered into a Utility Service Agreement in 2004 for the purpose of providing these services to portions of the EDD. When the Utility Service Agreement was signed and adopted, it was the intent of Orange County and the City of Mebane to evaluate the situation upon buildout of the areas covered by the agreement to ascertain if service areas should be expanded. Land development in the EDD is to occur under Orange County development regulations.

The planning area contains a number of commercial and industrial uses, located primarily along the Highway 70 corridor. In the planning area, a total of 50 parcels of land totaling 130 acres are used for commercial or industrial uses.