

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.

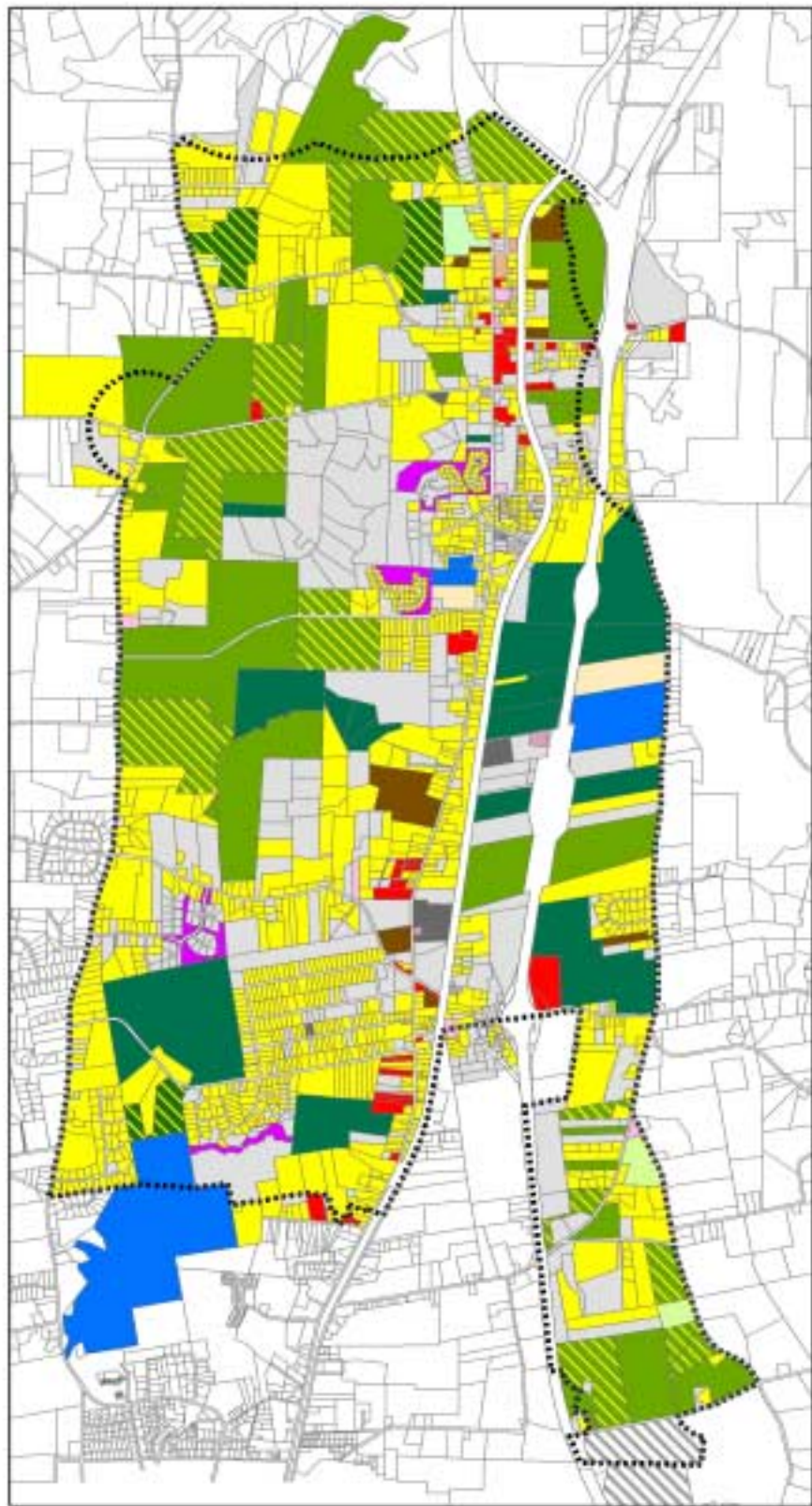
The predominant land uses in the planning area are Residential uses and various Agricultural uses (Forestry, Fields, or a mix of the two). Many of the parcels in Agricultural use also have a residence located on them.

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

few duplexes, triplexes, and quadplexes but there are no large-scale multi-family housing units in the planning area. Nine parcels of land, totaling 80.84 acres, are categorized as “Mobile Home Parks.”

The Table on page 49 shows existing land use information by Land Use Category.

Existing Land Use for the Efland Small Area Plan

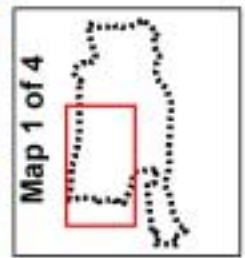
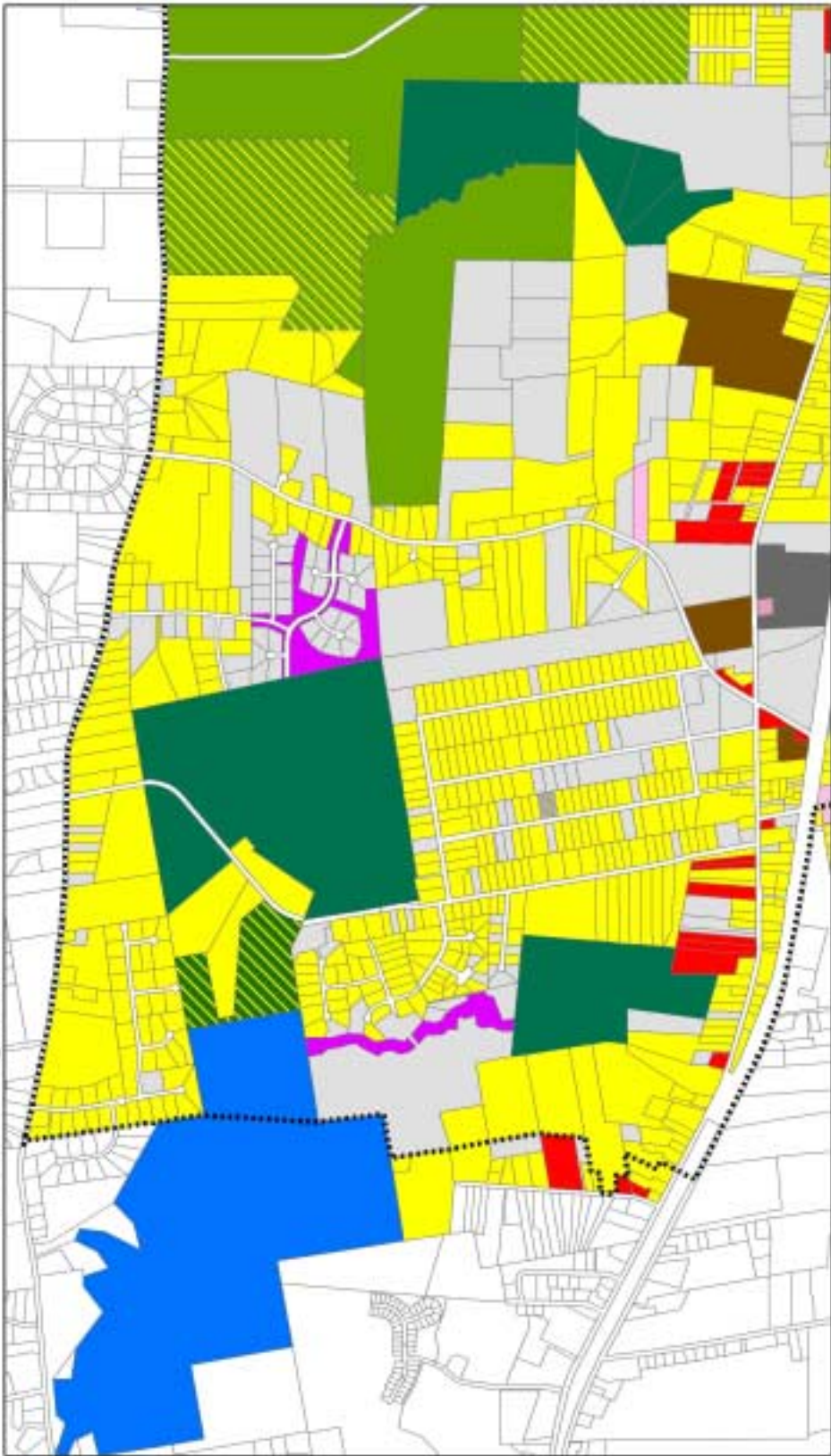


Orange County Planning and Inspection Department
 GIS Map Prepared by William Calamus, March 16, 2008
 Prepared: North-Carolina State Plane (NAD83)
 Source: North American 1983

- Legend**
- SAP Boundary
 - Existing Land Use
 - Ag. Use Value:
 - Forestry
 - Fields
 - Forestry and Fields
 - Forestry with Residential
 - Fields with Residential
 - Forestry and Fields with Residential
 - Cemetery
 - Church
 - Commercial
 - Fire Station / EMS
 - Industrial
 - Mobile Home Park
 - Municipal
 - Park
 - Private Open Space
 - Private Recreation/Assembly Space
 - Public
 - Residential
 - Undeveloped
 - Utility

Source: Orange County Planning Department

Existing Land Use for the Efland Small Area Plan

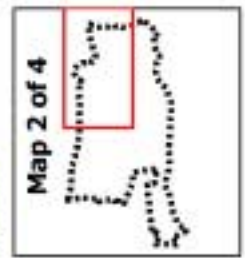
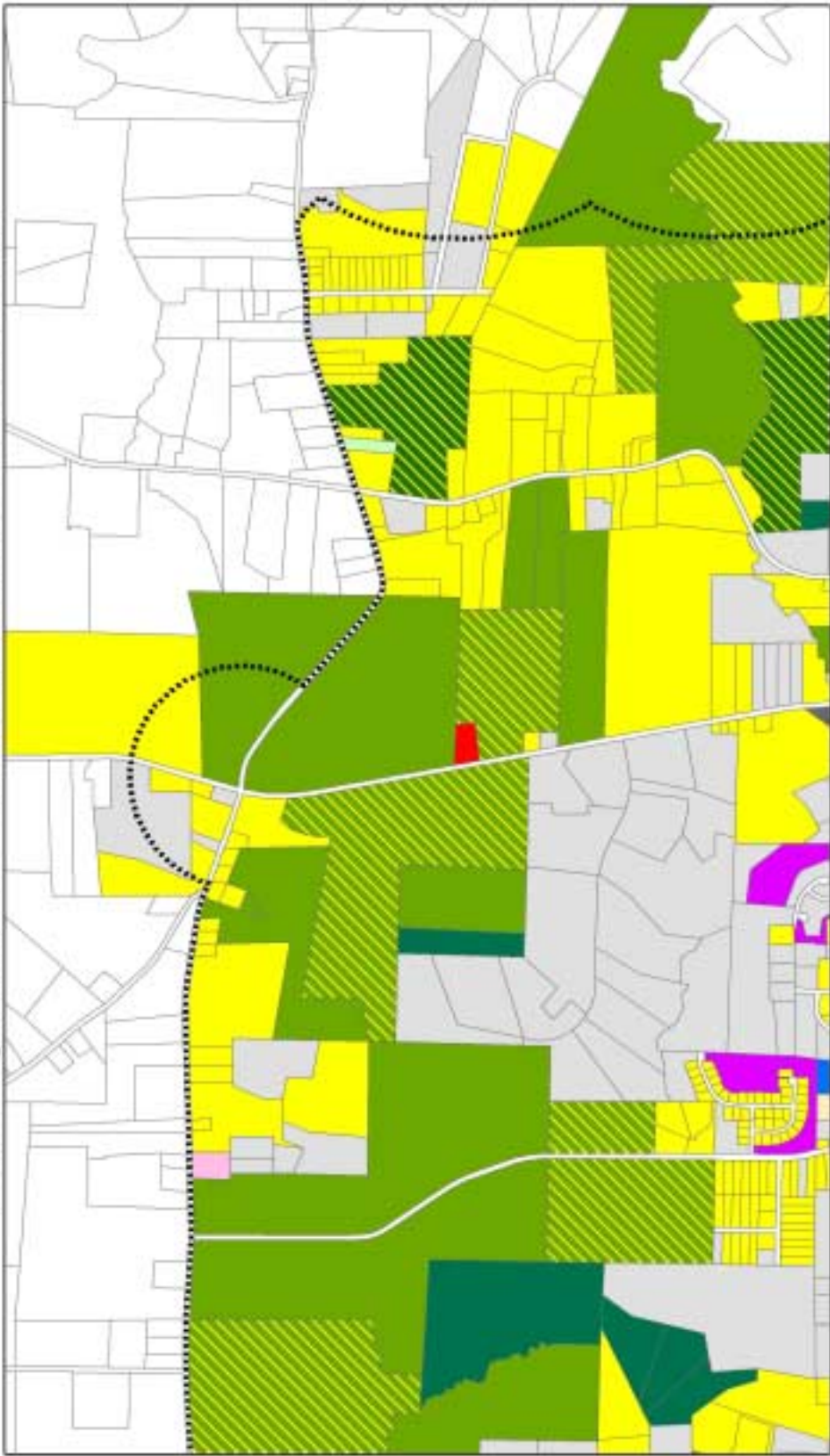


- Legend**
- Boundary
 - - - - - Existing Land Use
 - Ag. Use Value:
 - Foresty
 - Fields
 - Foresty and Fields
 - Foresty with Residential
 - Fields with Residential
 - Foresty and Fields with Residential
 - Concealery
 - Church
 - Commercial
 - Fire Station/EMS
 - Industrial
 - Mobile Home Park
 - Municipal
 - Park
 - Private Open Space
 - Private Recreation/Assembly Space
 - Public
 - Residential
 - Undeveloped
 - Utility

Orange County Planning and Inspection Department
GIS Unit Prepared by Deborah Edwards, March 10, 2008
Project: North Carolina State Plan (Final)
Scale: North Arrow 1:800

Source: Orange County Planning Department

Existing Land Use for the Efland Small Area Plan



Legend

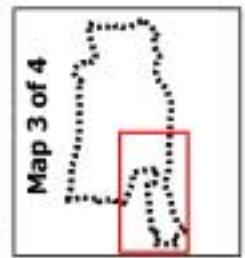
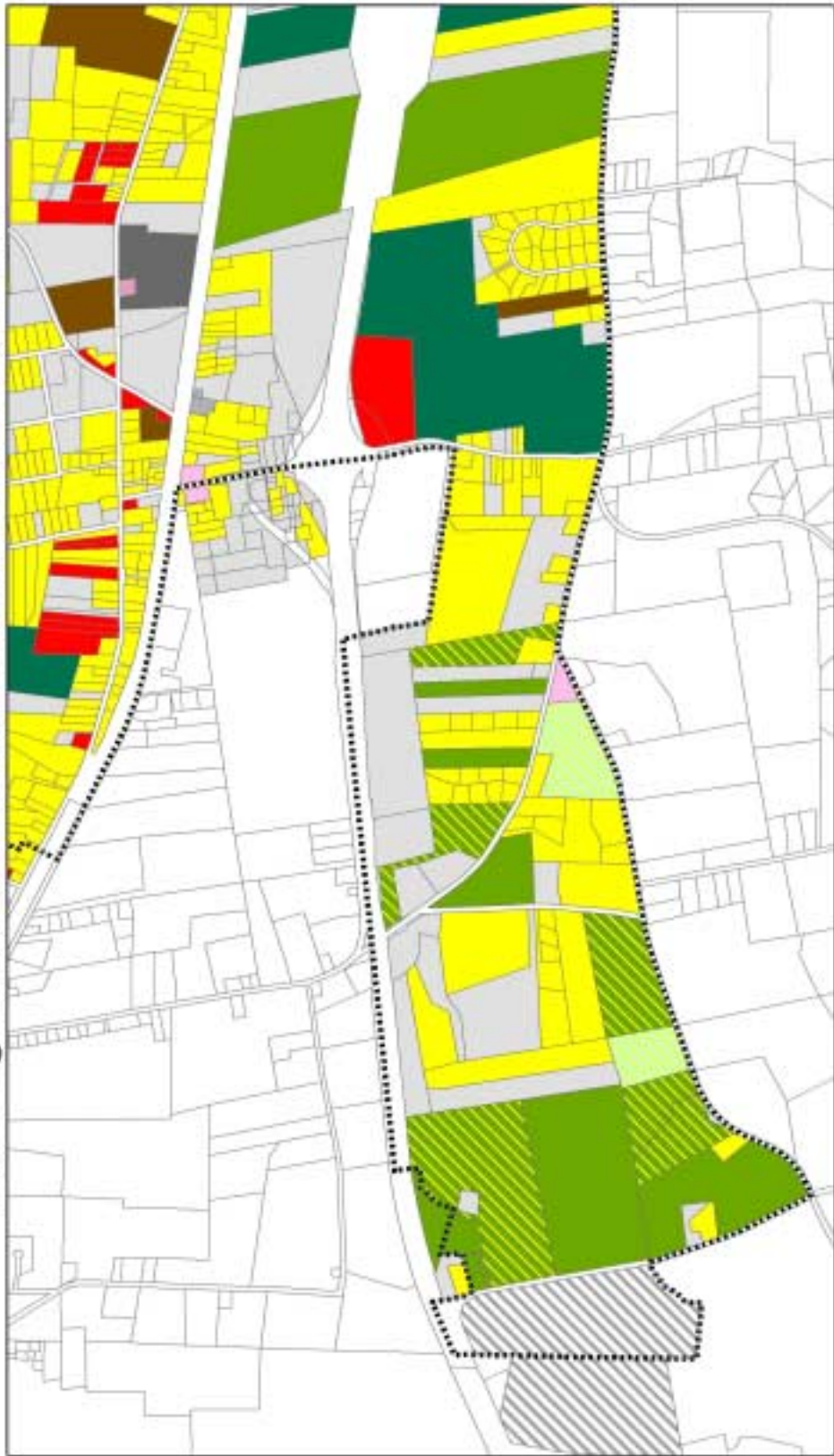
- SAP Boundary
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- Ag. Use Value:**
 - Forestly
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 - Fields with Residential
 - Forestry and Fields with Residential
- Cemetery
- Church
- Commercial
- Fire Station/EUS
- Industrial
- Mobile Home Park
- Municipal
- Park
- Private Open Space
- Private Recreation/Assembly Space
- Public
- Residential
- Undeveloped
- Utility

0 500 1,000 2,000 Feet

Orange County Planning and Inspection Department
GIS Map Prepared by Sarah Cooper, October 14, 2008
Project: North Carolina State Plan (Final)
Scale: North Arrow 1:800

Source: Orange County Planning Department

Existing Land Use for the Efland Small Area Plan



- Legend**
- Map Boundary
 - Ag. Use Value:
 - Forestry
 - Fields
 - Forestry and Fields
 - Forestry with Residential
 - Fields with Residential
 - Forestry and Fields with Residential
 - Existing Land Use:
 - Convey
 - Church
 - Commercial
 - Fire Station/EMS
 - Industrial
 - Mobile Home Park
 - Municipal
 - Park
 - Private Open Space
 - Private Recreation/Assembly Space
 - Public
 - Residential
 - Undeveloped
 - Utility

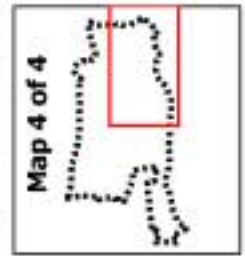
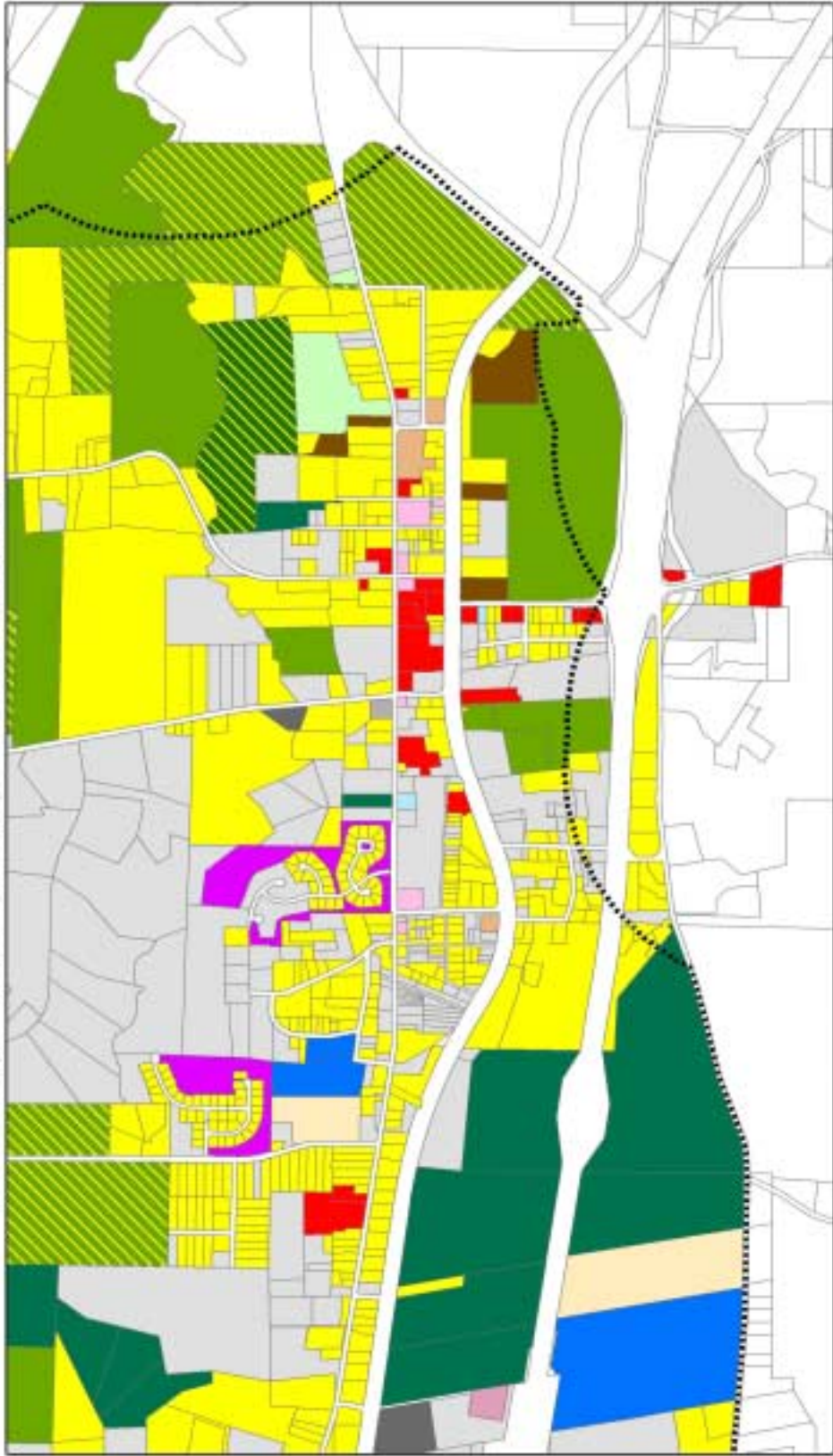
0 500 1,000 2,000 Feet



Orange County Planning and Inspection Department
GIS Unit Prepared by Deborah Edwards, March 10, 2008
Project: North Carolina State Plan (Final)
Scale: North Arrow 1:800

Source: Orange County Planning Department

Existing Land Use for the Efland Small Area Plan



- Legend**
- SUP Boundary
 - Existing Land Use
 - Ag. Use Value:
 - Foresty
 - Fields
 - Foresty and Fields
 - Foresty with Residential
 - Fields with Residential
 - Foresty and Fields with Residential
 - Cemetery
 - Church
 - Commercial
 - Fire Station/EVS
 - Industrial
 - Mobile Home Park
 - Municipal
 - Park
 - Private Open Space
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 - Public
 - Residential
 - Undeveloped
 - Utility

0 500 1,000 2,000 Feet



Orange County Planning and Inspection Department
 All Maps Prepared by David Edwards, March 10, 2008
 Project: North Carolina State Plan (Final)
 State: North Carolina 1983

Source: Orange County Planning Department

Land Use Category	Number of Parcels	Total Number of Acres	Mean Parcel Size (acres)	Median Parcel Size (acres)
Forestry	19	732.64	38.56	26.79
Fields	3	22.91	7.64	2.09
Forestry and Fields	28	1,144.23	40.87	28.39
Forestry with Residential	3	118.95	39.65	44.52
Fields with Residential	2	29.34	14.67	14.67
Forestry and Fields with Residential	15	613.01	40.87	29.22
Cemetery	3	2.83	0.94	1.25
Church	12	18.89	1.57	1.26
Commercial	46	101.80	2.21	1.26
Fire Station/EMS	2	1.48	0.74	0.74
Industrial	4	29.37	7.34	6.33
Mobile Home Park	9	80.84	8.98	3.58
Municipal	1	107.51	107.51	107.51
Park	2	46.87	23.44	23.44
Private Open Space	13	62.35	4.80	4.47
Private Rec./Assembly	3	7.14	2.38	1.59
Public	4	336.15	84.04	38.47
Residential	1,207	2,394.76	1.98	0.92
Undeveloped	473	1,630.91	3.45	1.00
Utility	2	4.36	2.18	2.18
Totals	1,851	7,486.34	4.04	0.97

Future Land Use (adopted map)

The Adopted Land Use Element of the Orange County Comprehensive Plan contains a Future Land Use Map. Map 22 is the Adopted Future Land Use Map for Cheeks Township.

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

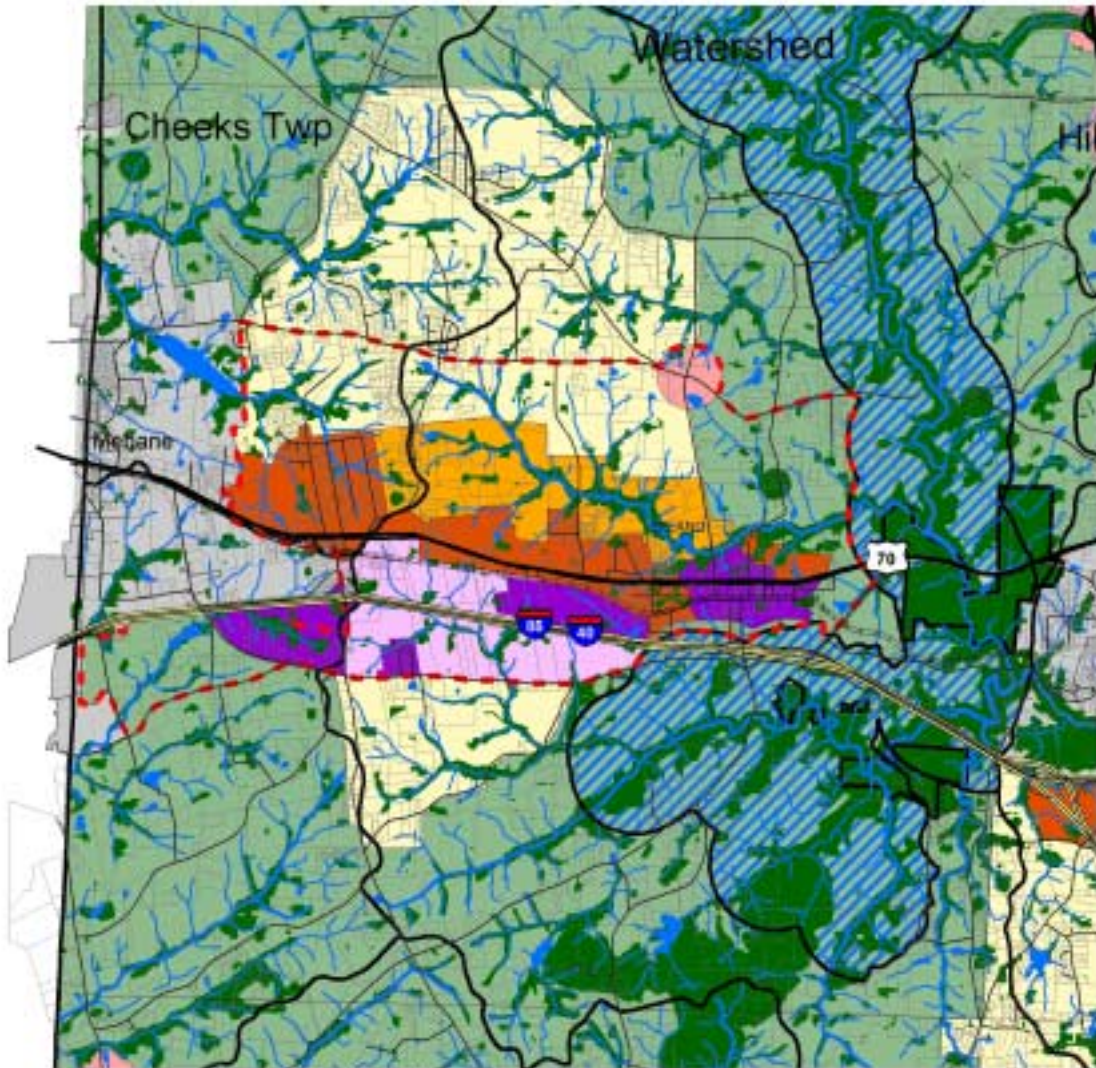
Future Land Use Categories

Category	Description (adapted from Land Use Element of Comprehensive Plan)
10-Year Transition Area	Areas that are in the process of changing from rural to urban, that are suitable for urban-type densities and should be provided with public utilities and services within the first 10-year phase of the Plan.
20-Year Transition Area	Areas that are in the process of changing from rural to urban, that are suitable for urban-type densities and should be provided with public utilities and services within the second 10-year phase of the 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.
Agricultural Residential	Rural areas where the prevailing land use activities are related to the land (agriculture, forestry) and which is an appropriate location for the continuation of these uses.
Rural Neighborhood Activity Node	Designated road intersections within a Rural Residential or Agricultural Residential area that is appropriate for small-scale commercial uses characteristic of “Mom and Pop” convenience stores and gas stations.
Commercial/Industrial Activity Node	Designated areas within either a 10-year or 20-year transition area that is appropriate for retail and other commercial uses and/or manufacturing and other industrial 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.

LAND USE ELEMENT

of the Orange County Comprehensive Plan

Cheeks Township



Legend:

- | | |
|---------------------------|-----------------------------|
| 10 year transition | Rural Community Node |
| 20 year transition | Rural Neighborhood Node |
| Rural Residential | Rural Industrial Node |
| Rural Buffer | Commercial Node |
| Agricultural Residential | Commercial/Industrial Node |
| Resource Protection Areas | Economic Development |
| Municipal Jurisdictions | OC/CHCA Joint Planning Area |
| Public Interest Areas | Small Area Plan |
| Water Supply Watersheds | |
| Watershed Critical Areas | |



Original Adopted Date: 9-19-87
Amended through: 9-29-02

2003 map prepared by Miles Cameron, Orange County Planning Department, February 9, 2005

Source: Orange County Comprehensive Plan – Land Use Element