

Authority) would also be involved as these entities are signatories to the existing WSMPBA.

2. Orange County and the City of Mebane should work cooperatively to create and agree to a Joint Planning Understanding or Agreement. Such an agreement would allow for planning orderly growth within Orange County.
 - a. One of the issues to be discussed as part of a potential Joint Planning Agreement are which local government's development regulations (especially those related to natural resource protection) should apply to lands being developed within Orange County.
 - b. Another issue to be discussed is the loss of funds to Efland's Volunteer Fire Department (VFD) when the City of Mebane annexes lands within the VFD's service area.

H. Other Recommendations

Potential Transfer of Development Rights (TDR) Program

A consultant under contract with Orange County is currently performing a Transfer of Development Rights (TDR) Feasibility study. The study is expected to be complete in late summer of 2006. If a TDR program is feasible for Orange County, it is likely that this planning area would be targeted as a receiving area for growth because of the availability of water and sewer.

If the planning area is designated a receiving area for development credits, it will be important that the recommendations contained in this plan be incorporated into the TDR program and future growth. For example, provision of adequate open space, overall density, design guidelines, and transportation issues, among all the other recommendations contained in this plan become increasingly significant if additional growth is to occur in the planning area.

Emergency Shelters

As the population of the planning area continues to grow, it may be necessary to designate an emergency shelter in the area. Orange County's Emergency Management Services Department should revisit the county's emergency plan to determine if population numbers in the Efland area warrant a designated emergency shelter in the area. Partnering with the City of Mebane to provide an emergency shelter in this area of the county may be an option.

Impact Fees

Population increases translate directly into needs for local public services such as schools, infrastructure, landfills, and social services. Often, residential property taxes, a major source of local government funding, do not sufficiently cover the costs of providing these services.

Orange County currently operates a payment-in-lieu program for park funding and is one of two counties in the State that has State legislative authority to collect impact fees for schools. In recent years, the State legislature has been reluctant to grant this funding source to additional local governments or to expand the types of public services for which impact fees may be collected. Orange County officials should endeavor to ensure that new development pays its fair share of necessary infrastructure costs.

Historic Preservation

The 1991 county-wide survey of historic properties appears to have not identified all of the historic sites in the county. It is recommended that a comprehensive historic resources survey be completed for the planning area and that exact locations of historic resources be mapped. This is especially important when the historic resource is located on a large parcel of land. Future development and transportation projects should endeavor to minimize any impacts on historic resources.

Incorporation

Local citizens have discussed the idea of potentially incorporating the Efland area for a number of years. However, no formal action has occurred on the topic for a number of reasons, including the fact that property taxes would increase if a town government were established. One of the primary motives for incorporating was concern over the possibility of being annexed by the City of Mebane. However, as discussed in previous sections of this plan, there may be other avenues to explore if this issue is the main reason residents would like to incorporate. For instance, agreements with the City of Mebane could be entered into. Agreements with the City of Mebane are the preferred method of addressing citizen concerns regarding possible annexation, and should be undertaken as the first priority.

The County should also be involved in 'building community' in the planning area because of the changes proposed for Efland. In areas where a town government exists, the town government is normally involved in community building activities. Since the Efland area is unincorporated but development at a higher intensity than typical rural areas is proposed, the county government should be involved in building community.

If measures to address citizens concerns about potential annexation and preserving and protecting the integrity of the Efland area prove inadequate, consideration should then be given to establishing a task force to study annexation. Such a group could determine which, if any, areas of the planning area would be eligible for incorporation under revised State laws regulating new incorporations; to complete a survey of residents of any eligible areas to determine if their stance on incorporation; and to explore the feasibility of any other avenues that may be taken to ensure the preferences of area residents are addressed.

Plan Updates

This plan should be re-evaluated and updated as necessary in ten (10) years to ensure continued planning in the area.

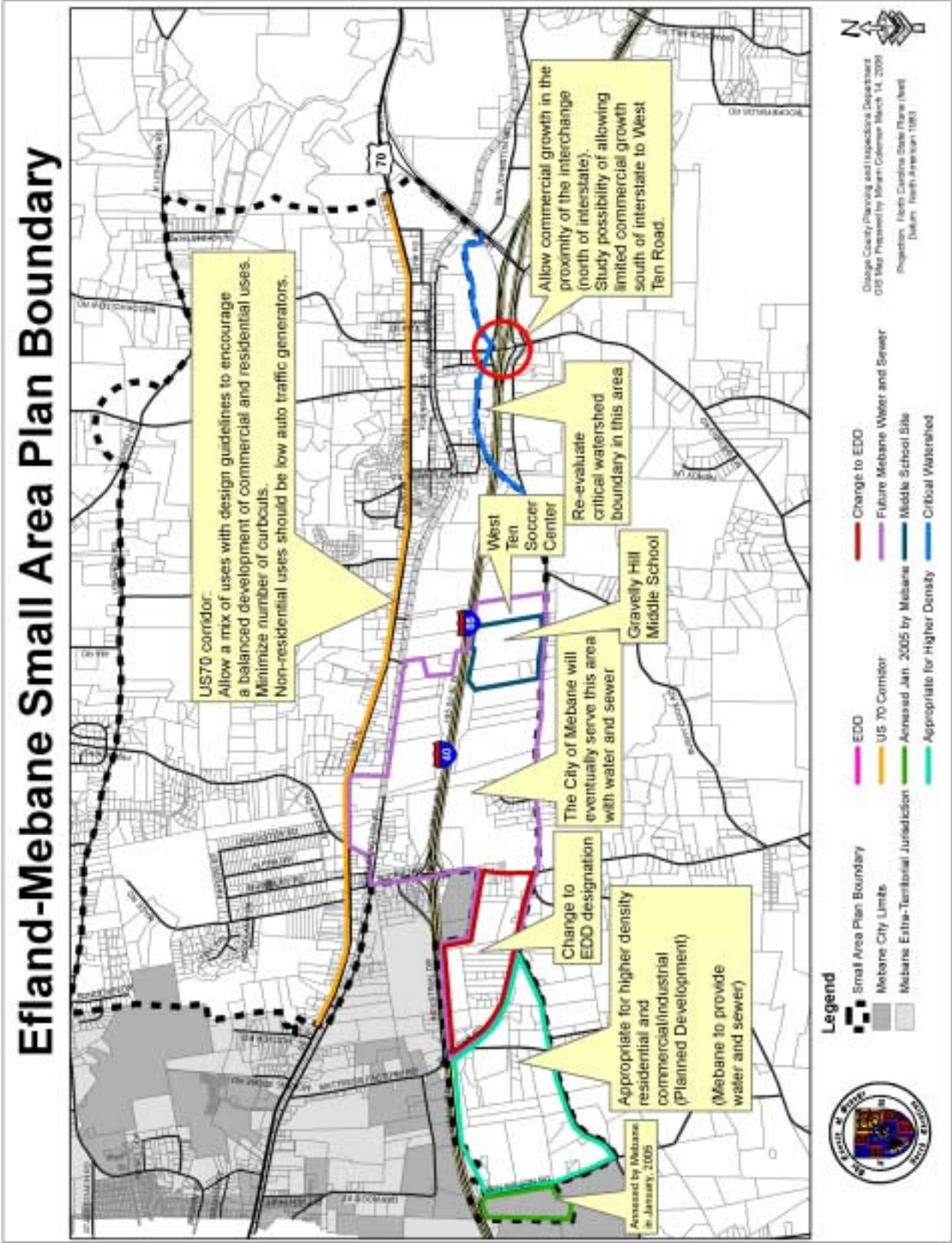
Implementation

Implementation of many of the recommendations contained in this plan will require revisions to adopted County policies and regulations. Examples of these policies and regulations include, but are not limited to:

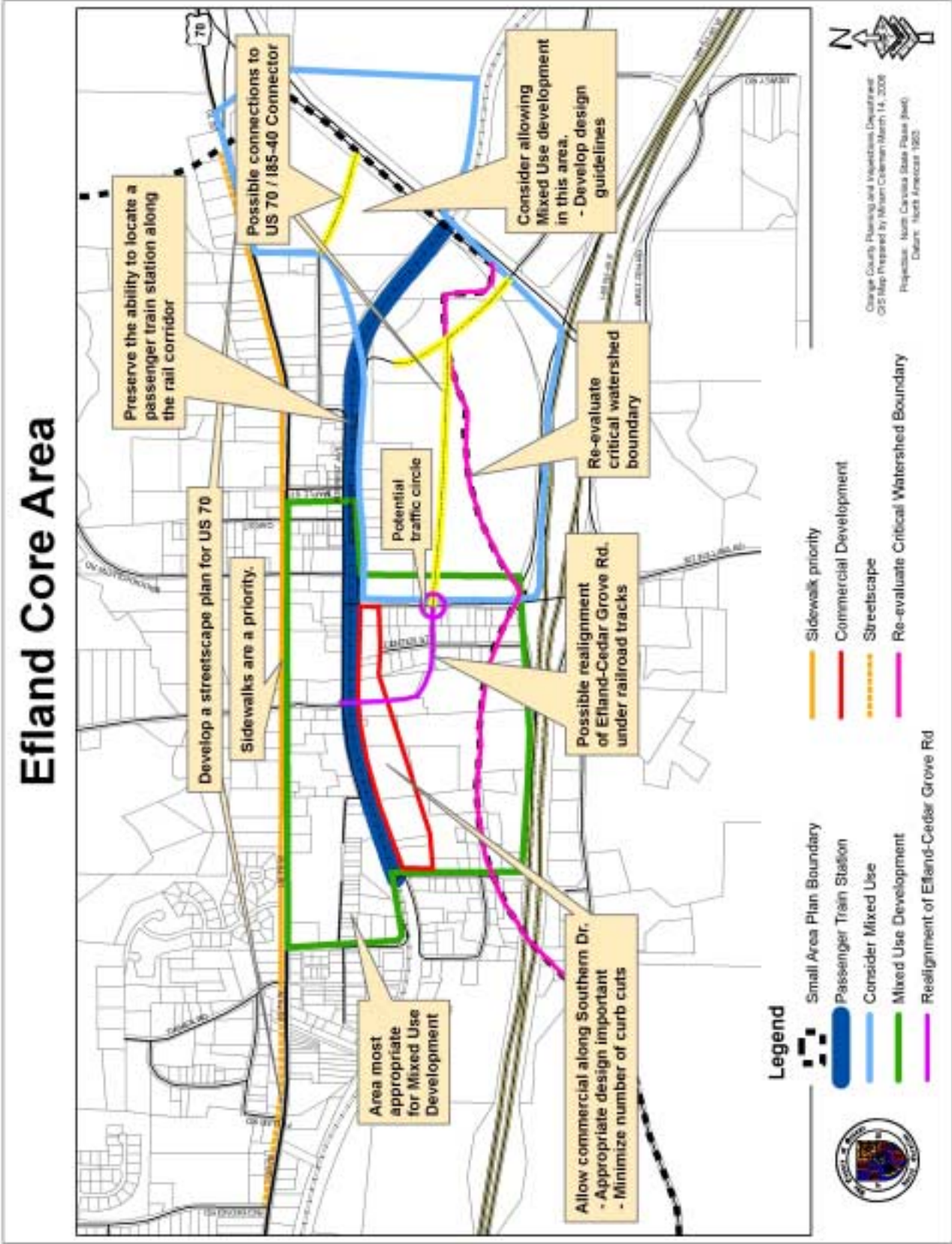
- Land Use Element Text
- Land Use Element Map
- Subdivision Regulations
- Zoning Ordinance Text
- Zoning Map Amendments
- Zoning Permitted Use Tables
- Zoning Overlay/Design Guidelines
- Water and Sewer Policy
- Water and Sewer Management, Planning, and Boundary Agreement

County Departments and Advisory Boards other than the Planning Department and Planning Board have interests in or jurisdiction over some of the recommendation topics. These other departments and advisory boards will need to be part of the implementation process.

Efland-Mebane Small Area Plan Boundary

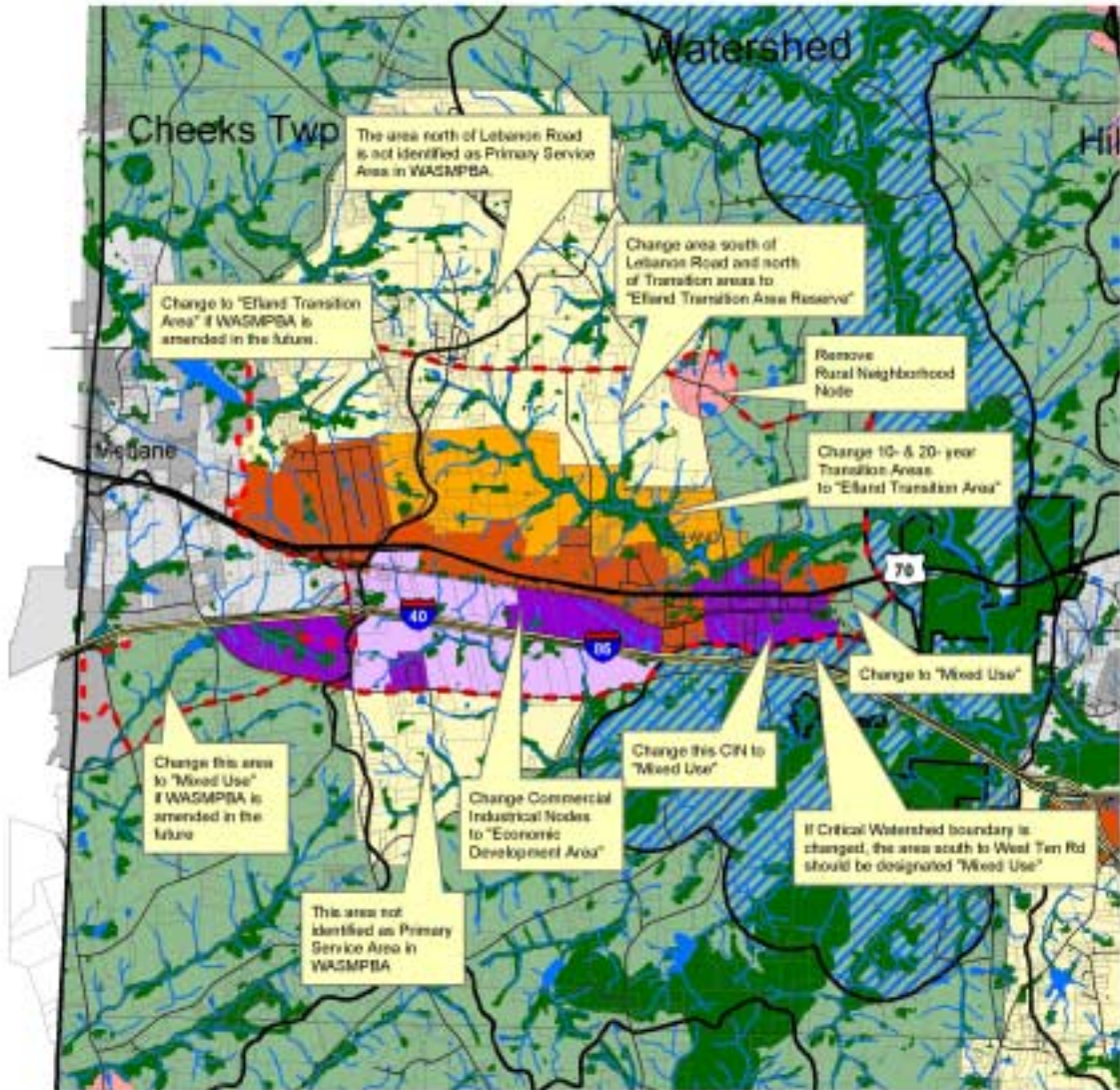


Efland Core Area



Proposed Changes to Adopted Future Land Use Map (Land Use Element of the Orange County Comprehensive Plan)

Cheeks Township



Legend:

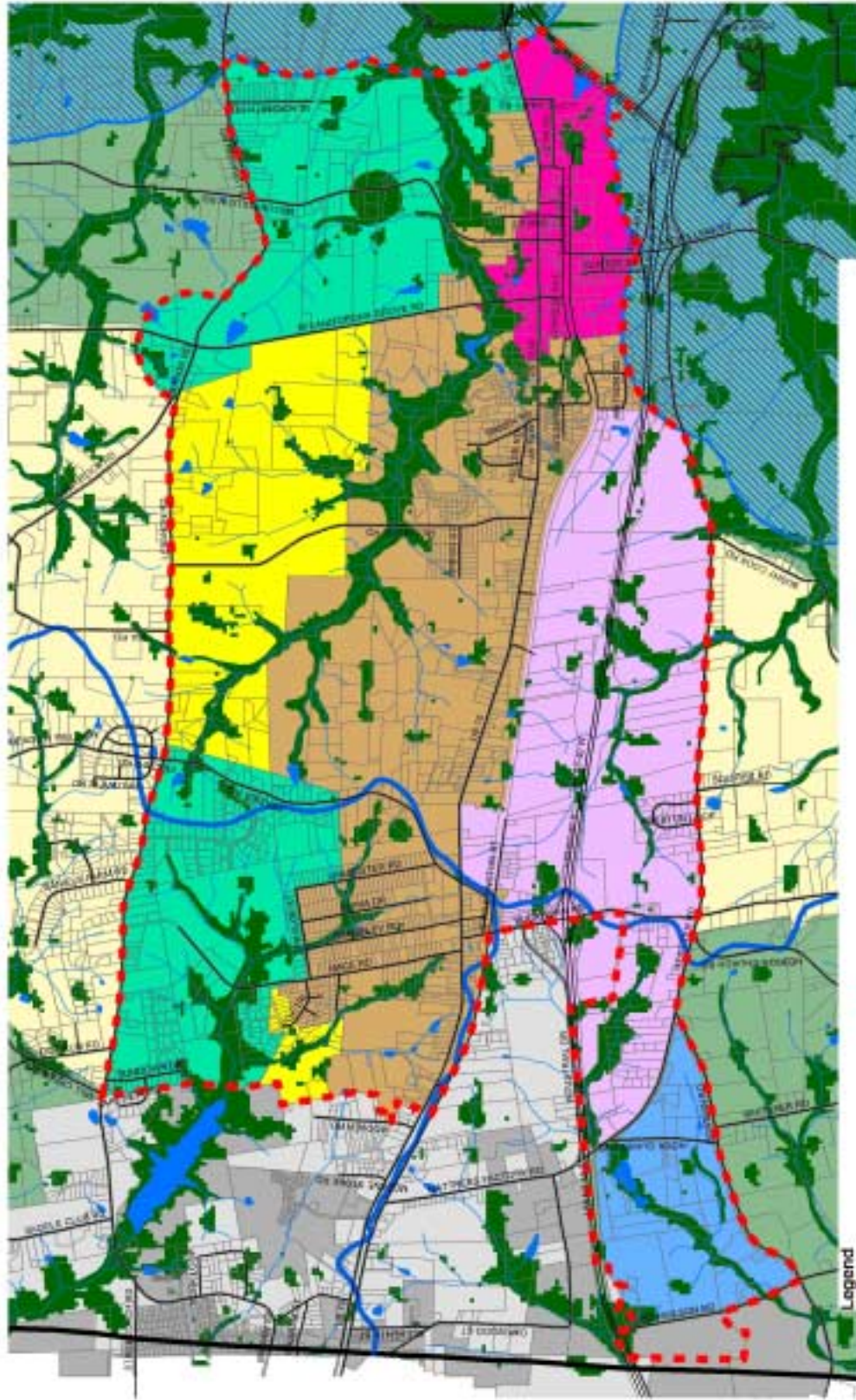
- | | |
|--|--|
| <ul style="list-style-type: none"> 10 year transition 20 year transition Rural Residential Rural Buffer Agricultural Residential Resource Protection Areas Municipal Jurisdictions Public Interest Areas Water Supply Watersheds Watershed Critical Areas | <p>Activity Nodes</p> <ul style="list-style-type: none"> Rural Community Node Rural Neighborhood Node Rural Industrial Node Commercial Node Commercial/Industrial Node Economic Development OC/CHCA Joint Planning Area Small Area Plan |
|--|--|



Original Adoption Dec. 9-9-99
Amended through 5-25-06

028 map prepared by Brian Colson, Orange County Planning Department, April 27, 2006

Possible Future Land Use - Efland Small Area Plan Planning Area



Legend

- Small Area Plan Boundary
- Mixed Use
- Economic Development Area
- Rural Industrial Node
- Agricultural Residential
- Rural Residential
- Efland Transition Area Reserve (only if WSP/PSA is amended)
- Public Interest Areas
- Water Supply Area
- Water Supply Critical Area
- Resource Protection Areas
- Municipal Jurisdiction Town Limits
- Municipal Jurisdiction Extra-Territorial Jurisdiction (ETJ)

Orange County Planning and Inspections Department

 GIS Map Prepared by Missy Coleman April 27, 2008

 Projection: North Carolina State Plane (feet)

 Datum: North American 1983