



ORANGE COUNTY
NORTH CAROLINA

Buckhorn Area Study
Public Outreach Meeting
May 17, 2021

The Meeting will begin at 6:00 PM

Phone for technical support: 919-245-2280, option 1
The support line will be available from 5:30 until 6:30

Technology - Overview

- Attendees are in 'listen-only' mode until the portions of the agenda for public questions and comments.
- This version of Zoom may be slightly different from what you may be accustomed to and you will see only Orange County Staff on-screen. Other people in attendance are hidden from view, and attendees do not have the ability to turn on their microphones or video cameras until enabled by staff after the presentation.
- If you are having video or audio issues, the issue may be low bandwidth at your location. It is advisable to have no other devices/processes that use bandwidth running concurrently with the meeting. Also, you may wish to consider phoning in to the meeting for better quality audio (phone numbers and access codes are in the email you received when you registered). You may join the meeting from more than one device.

Technology – Public Comments

- Please use the “Raise Hand” button (normally located at the bottom of your screen) to indicate you would like to make a comment.
 - Phone-in attendees **dial *9** on the dial pad to raise their hand.
- You may use the “chat box” feature in order to ask questions during the interactive Q&A portion of the meeting.
- Staff will invite each attendee with a comment to unmute your microphone. You will need to allow the unmuting request on your device by clicking “Allow” when it appears.
- Your camera will remain off unless you enable it to turn on. Similarly to unmuting, staff will give you the option to share video while you are speaking.

Technology – Public Comments

- After you have made your comments, please mute your microphone so that others may ask their questions.
- The meeting is from 6:00 PM – 8:00 PM, so not all attendees who are on the call may get a chance to speak.
- After the meeting, any comments and questions that you may have can still be sent to the Planning Department's email for this project, BuckhornStudy@orangecountync.gov.
- Comments will be accepted until 11:59 PM on Sunday, May 23rd.
 - All comments and questions from tonight's meeting as well as those that are gathered from the above email will inform the Frequently Asked Questions (FAQ) document that will be presented to the Board of County Commissioners during their June 1, 2021 Business Meeting.

Welcome – Craig Benedict, Orange County Planning Director

Presentation Topics

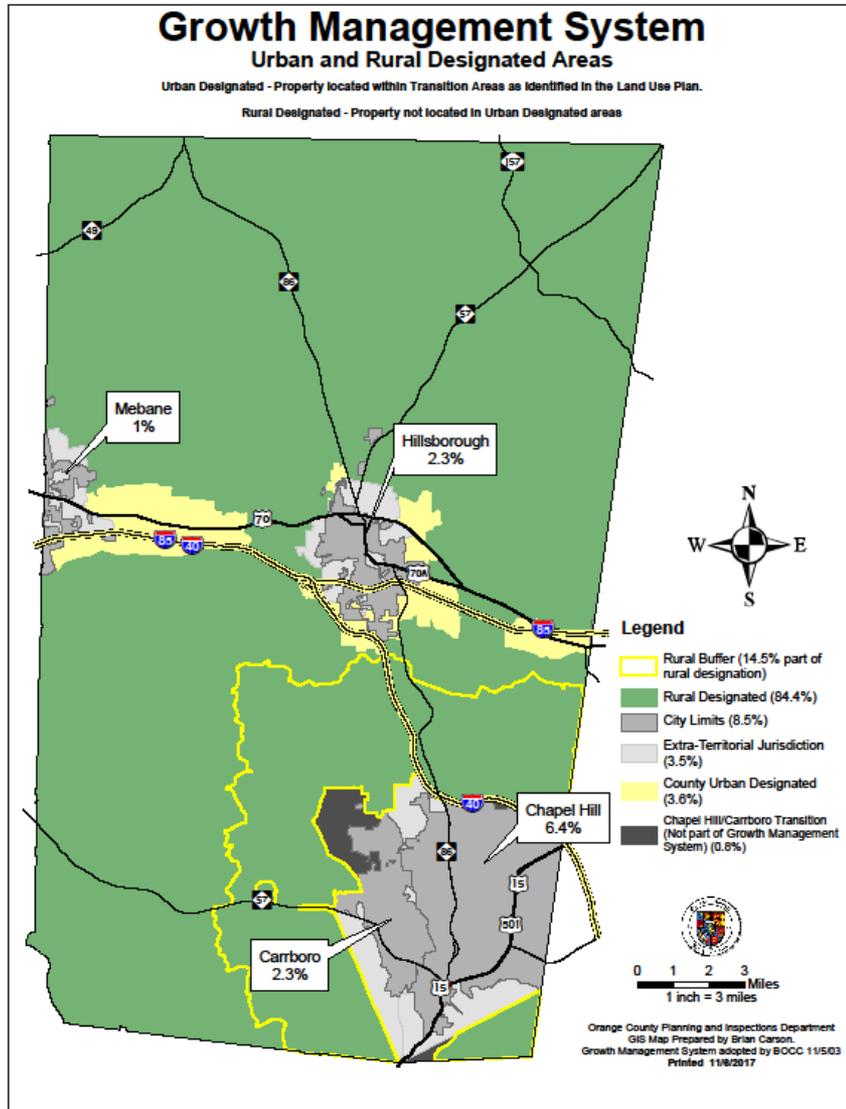
Craig Benedict:

1. Countywide framework for development

Tom Altieri, Comprehensive Planning Supervisor:

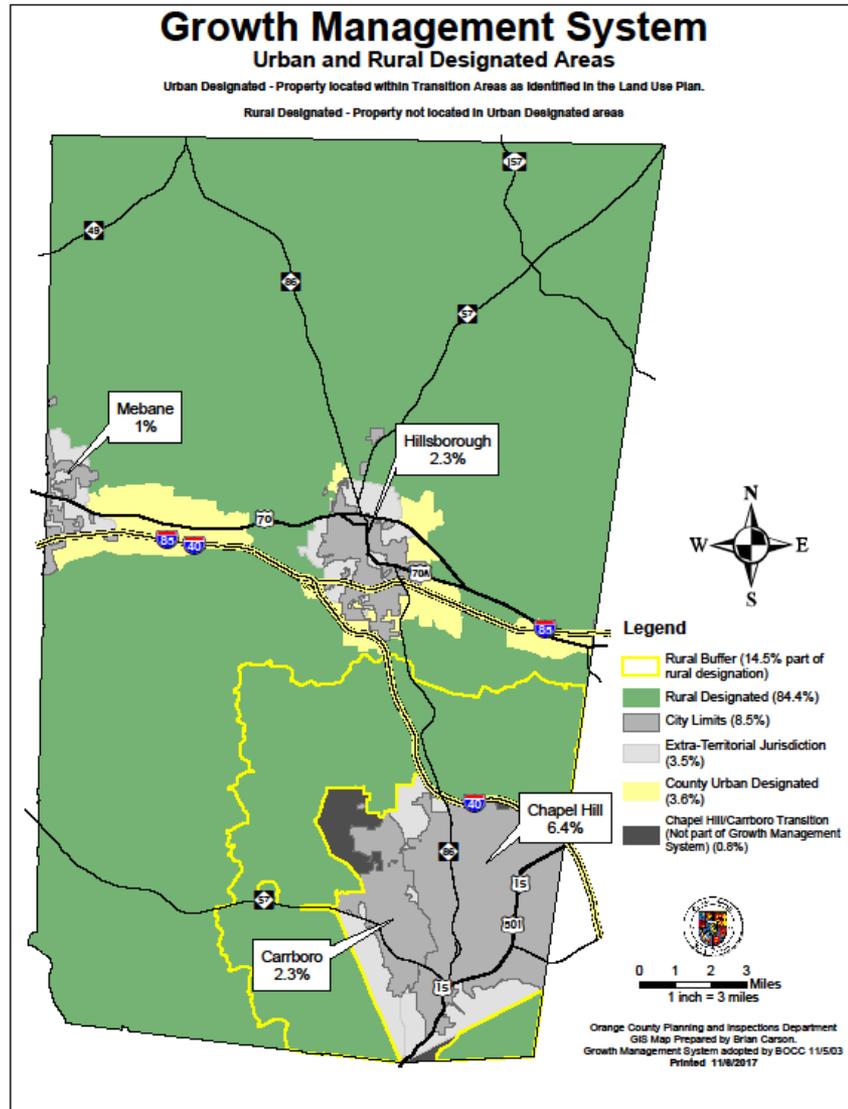
2. Study overview and Focus Areas A and B
3. Annexation 101
4. How will public comments inform process?
5. Next step with Orange County Board of County Commissioners

Rural Preservation



- 84% of total county is further preserved for low-density residential and agricultural
- Limits public water and sewer extensions (WASMPBA)
- Preserves rural character and controls urban sprawl

Areas for Higher Intensity Development



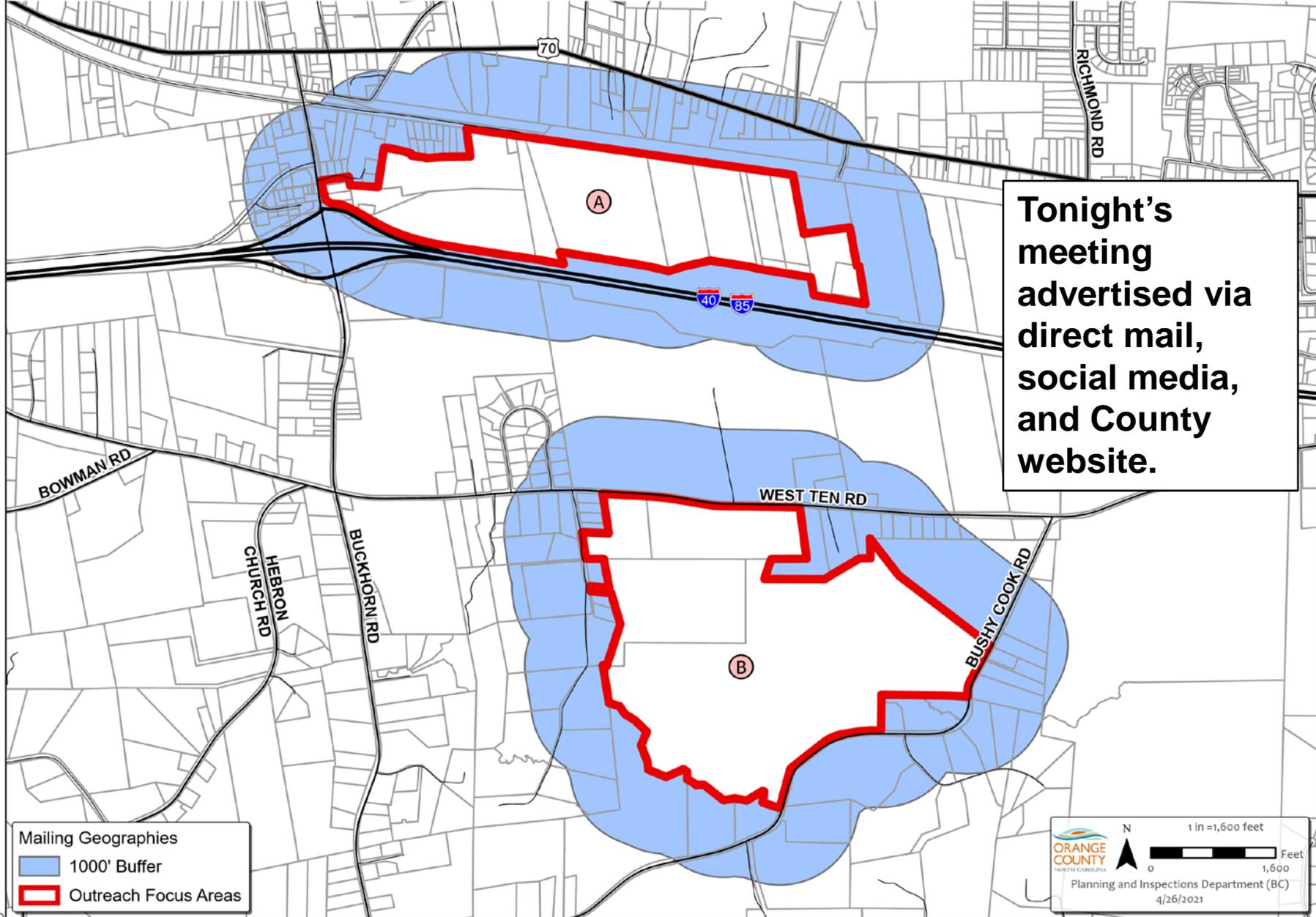
- Only **16%** are focused growth areas for Urban Development (grey)
- This includes all cities/towns
- Only **3%** is located in County's planning jurisdiction (yellow)

Buckhorn Area Study

- GIS parcels were analyzed for most suitable for development in study area
 - The study area was determined after considering existing uses, environmental impact, social impact and economic development viability
- Suitability criteria were determined based on analysis of objective criteria
- Potential growth areas A and B were identified as a key outcome of the study

(A copy of the Buckhorn Area Study can be downloaded from the Planning Department's website under "Current Interest Projects")

Outreach Focus Areas for Public Meeting and Coordination Between Orange County and Mebane

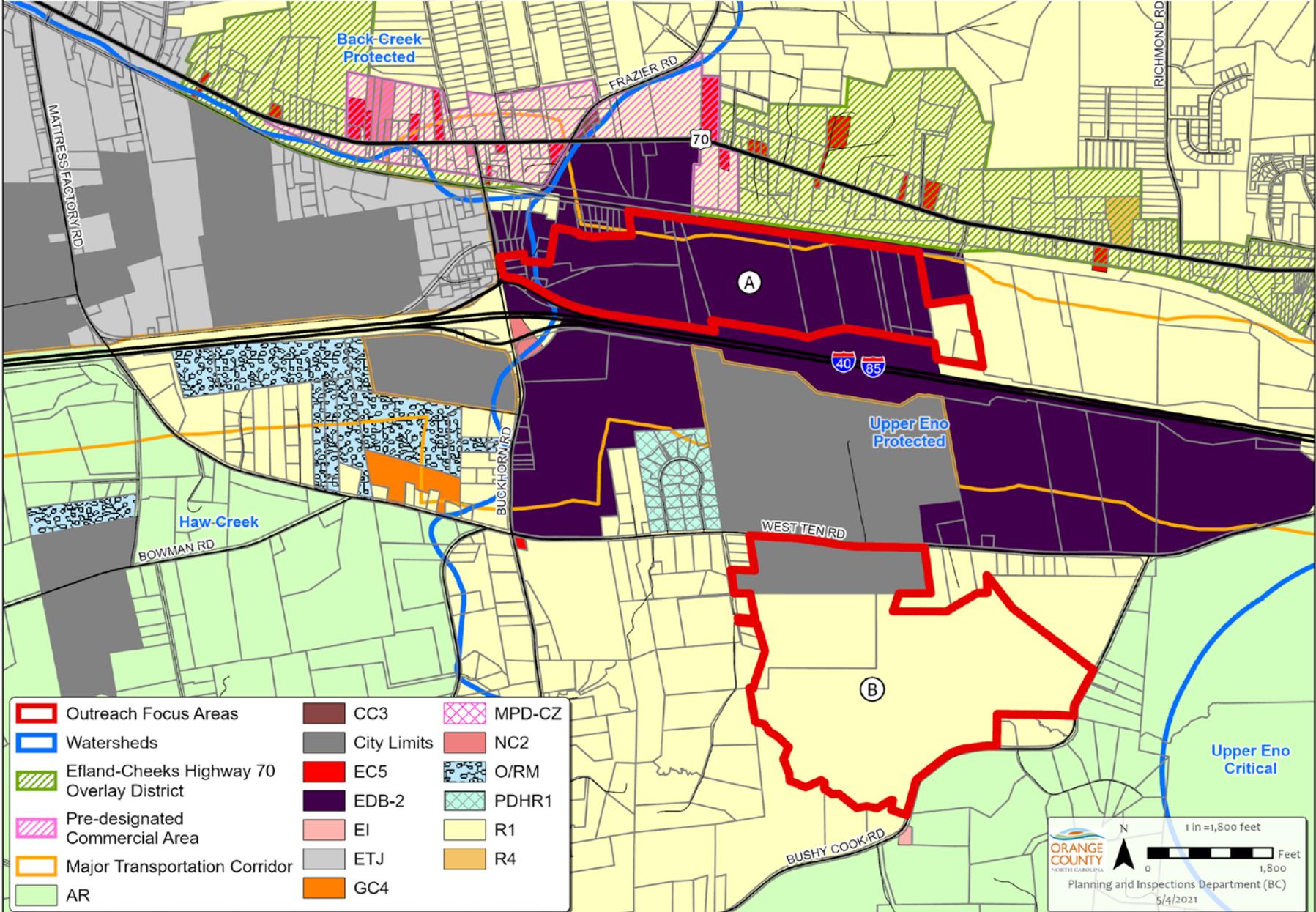


OC Meetings and Agenda Items*

- November 10, 2020 – Joint City of Mebane and Orange County-hosted Virtual Open House (Public Comments Taken)
- November 23, 2020 – BOCC Information Item
- February 16, 2021 – BOCC Report Item (Public Comments Taken)
- March 9, 2021 – BOCC Work Session with City of Mebane Council
- April 20, 2021 – BOCC Regular Item** (Public Comments Taken)
- May 17, 2021 – Orange County-hosted Virtual Public Outreach Meeting (Public Comments Taken)

*The City of Mebane Planning Board and Council also conducted meetings between November 2020 – January 2021, which included opportunity for public comments and a formal public hearing.

Outreach Focus Areas A and B - Current Zoning



ORANGE COUNTY NORTH CAROLINA

 Planning and Inspections Department (BC)

 5/4/2021

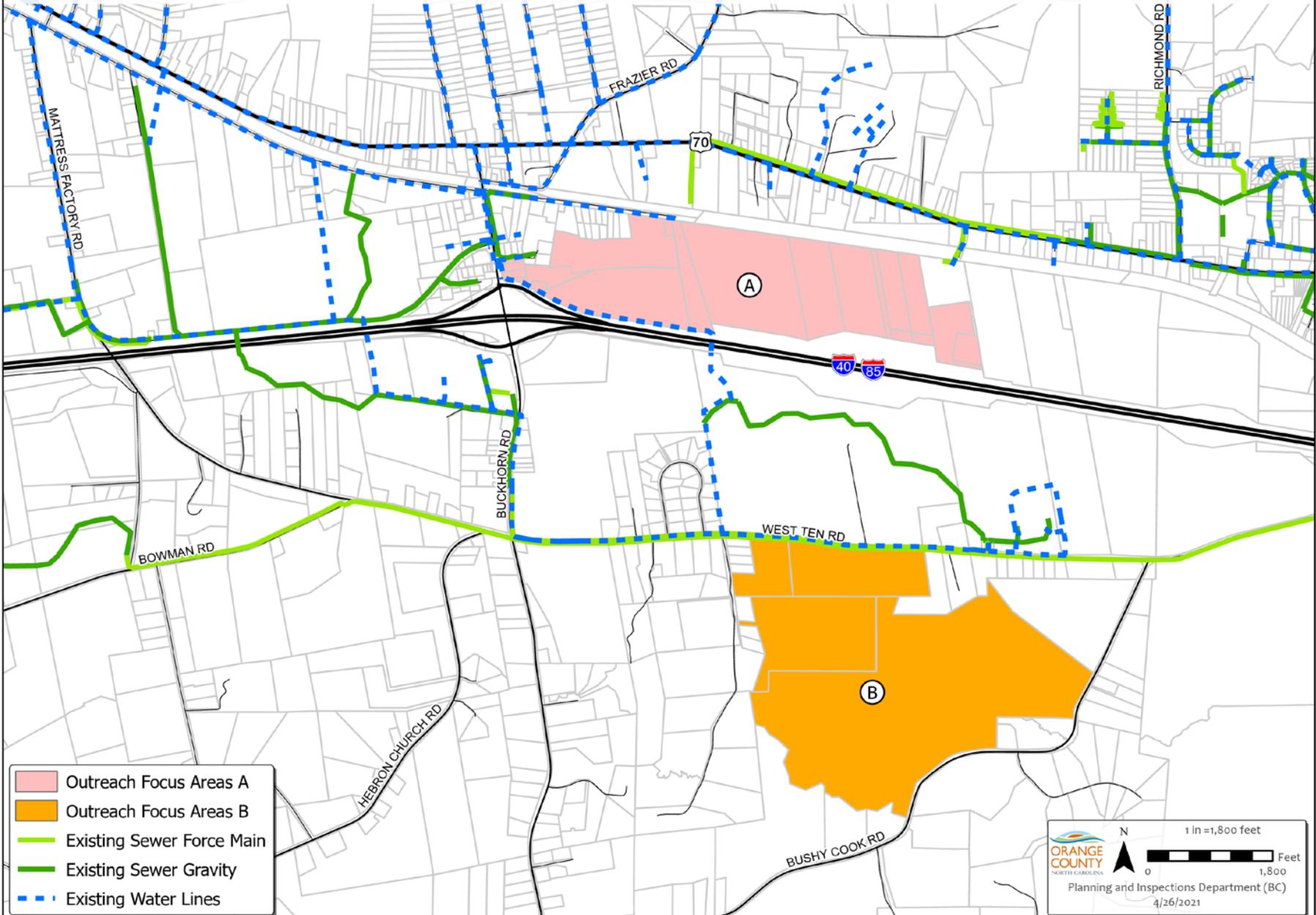
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 1 in = 1,800 feet

 Feet

 0 1,800

Outreach Focus Areas A and B - Utilities



- Outreach Focus Areas A
- Outreach Focus Areas B
- Existing Sewer Force Main
- Existing Sewer Gravity
- Existing Water Lines

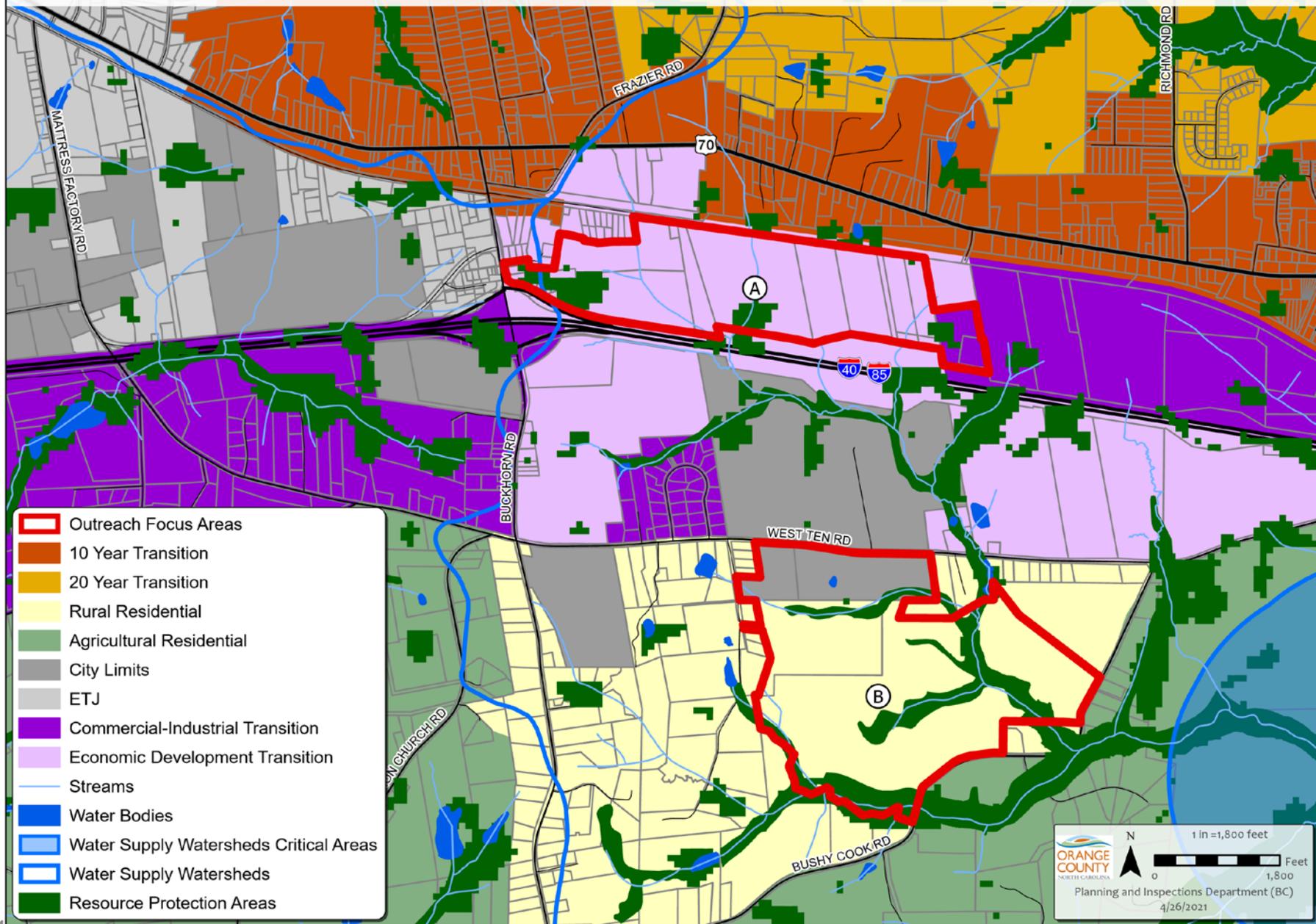
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1 in = 1,800 feet

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Planning and Inspections Department (BC)
4/26/2021

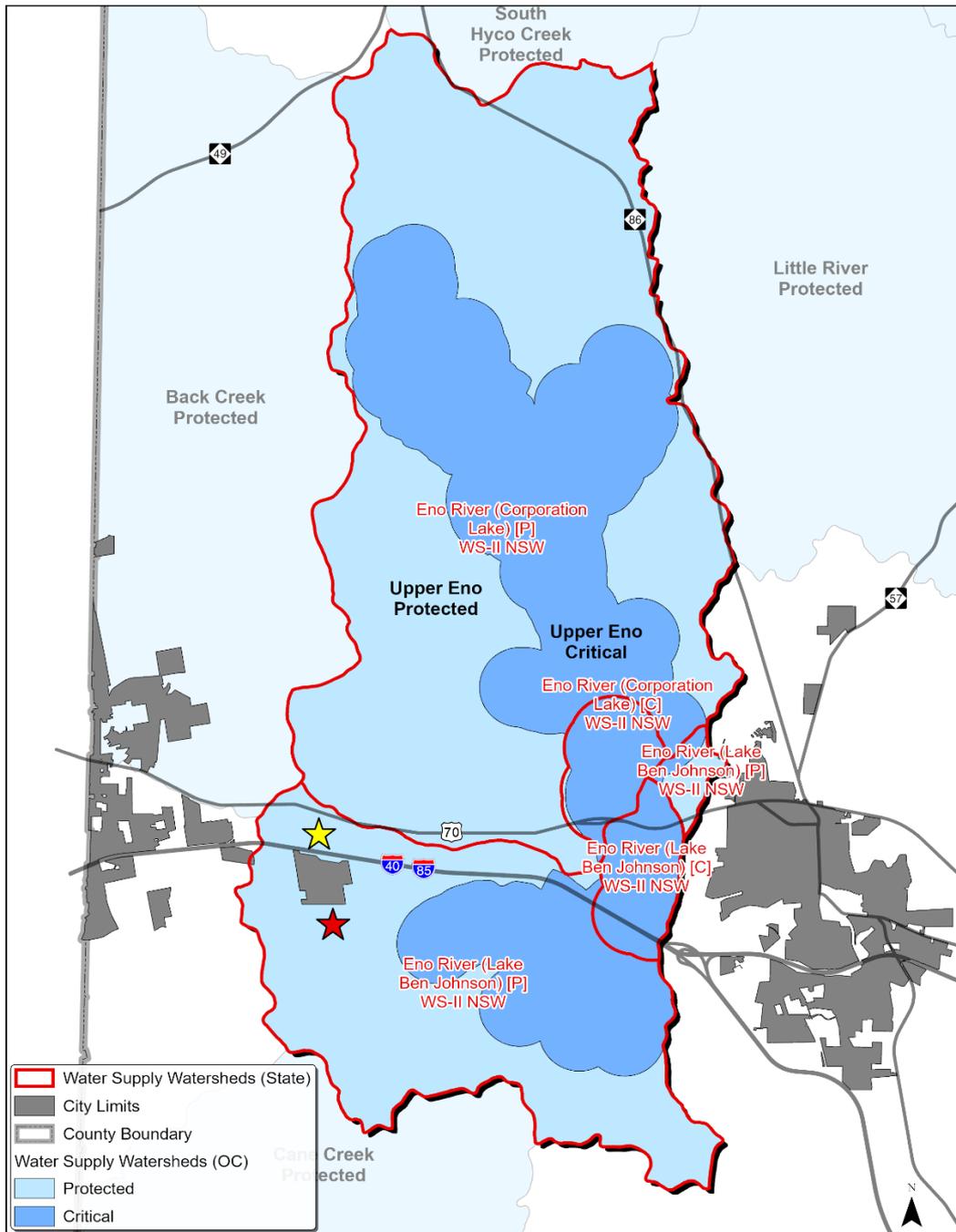
Outreach Focus Areas A and B - Future Land Use



Orange County and State Water Supply – Upper Eno Watershed

Orange County's watershed is more strict than the State's

- ★ indicates Area A
- ★ indicates Area B



Annexation 101

- Municipalities can annex consistent with State law
 - G.S. 160A-31 and -31.1 (contiguous)
 - G.S. 160A-58 through 58.8 (noncontiguous)
- Annexation types: Voluntary and Involuntary (Rare)
- Municipalities frequently require voluntary annexation petitions, as a matter of policy, when utilities are requested by developers

How will Public Comments Inform Process?

- County Commissioners will consider all public comments in its determination of any next steps
- County Commissioners will receive a FAQ document from staff in response to questions from the public to help inform its next steps
- Public comments will also be shared with the City of Mebane

BOCC Business Meeting 6/1/2021

- The Orange County Commissioners will determine any next Orange County steps
- Report on tonight's meeting, including number of attendees and number of people providing comment.
- Receive FAQ document
- Tools for public knowledge of plans
- Coordination with City of Mebane

Open Meeting for Documentation of Public Comments and Questions

- Please use the “Raise Hand” button (normally located at the bottom of your screen) to indicate you would like to make a comment.
 - Phone-in attendees **dial *9** on the dial pad to raise their hand.
- Any comments and questions that you may have can still be sent to the Planning Department’s email, BuckhornStudy@orangecountync.gov, through Sunday, May 23rd at 11:59 PM.
- For more information (and to view the FAQ document once completed), please go to the **‘Current Interest Projects’** tab on the Orange County Planning Website.