

PLANNING & INSPECTIONS DEPARTMENT
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MEMORANDUM

TO: Bonnie Hamersley, County Manager
Board of County Commissioners

FROM: Michael D, Harvey, Current Planning Supervisor

CC: Craig Benedict, Planning Director

DATE: September 4, 2014

SUBJECT: NOTIFICATION OF INSPECTIONS – Major Subdivision

Please be advised the Planning staff has been conducting inspections of a previously approved Major Subdivision, specifically Cabe Crossing off of Pleasant Green Road within the Eno Township of Orange County. These inspections include: erosion control and stabilization¹, roadway work², and the preservation of identified foliage as denoted on the approved Preliminary Plat.

This project was originally approved in 2004 by the BOCC and is summarized as follows:

Applicant(s): Jeff Peloquin of
J. Peloquin Construction, Inc

Location: Off of Cabe Ford Road – approximately 1100 ft. east of the
intersection of Cabe Ford and Pleasant Green Road(s).

Parcel Information:

- a. **PIN:** 9894-81-5468.
- b. **Size of Parcel:** 68.7 acres in area.
- c. **Zoning of Parcel:** Agricultural Residential (AR) and
Lower Eno Protected watershed Protection Overlay
District.

¹ In conjunction with Orange County Erosion Control staff

² Planning staff is not certifying the roadway as complying with applicable construction standards. Merely verifying local and distances are consistent with approved Preliminary Plat

- d. **Township:** Eno.
- e. **School District:** Orange County.
- f. **Future Land Use Map Designation:** Agricultural Residential.
- g. **Growth Management System Designation:** Rural.
- h. **Existing Conditions/Physical Features:** Varying topography with heavy vegetation, primarily mixed hardwoods, throughout.
There are streams running through the property with varying slopes.
- i. **Roads:** Vehicular access to the subdivision is proposed via Cabe Ford Road, a publicly maintained roadway.
- j. **Water and Sewer Service:** The property is not located within a primary public utility service area (according to the Water and Sewer Management Planning Boundary Agreement (WASMPBA).
Individual lots shall rely on wells and septic systems for water and sewer service.

Surrounding Land Uses:

- a. **NORTH:** Single-family residential lots ranging in size from 1 to 3 acres zoned AR.
- b. **SOUTH:** Single-family residential lots ranging in size from 3 to 10 acres zoned AR.
- c. **EAST:** Single-family residential lots ranging in size from 1 to 5 acres zoned AR.
- d. **WEST:** Single-family lots, Eno River State Park zoned AR.

APPROVED PROJECT: The approved project is a Conventional Major Subdivision comprised of 20 individual single-family residential lots with 19.73 acres of dedicated open space. It should be noted the applicant dedicated 15 acres of the subject parcel to the State to become part of the Eno River State Park.

Density of the project is 1 dwelling unit for every 3.4 acres of land with proposed lots ranging in size from 1.44 to 3 acres in area.

The proposal was approved by the BOCC in 2008 when it was deemed to be in accordance with the anticipated densities for properties located within the Agricultural Residential land use category as defined within the adopted Comprehensive Plan as well as the Rural Designated areas as denoted on the Growth Management Systems Map. .

ROADS: The project involves the creation of roads constructed to applicable NC Department of Transportation (DOT) standards. The applicant intends to turn this road over for maintenance to the appropriate entity once development is completed.

UTILITIES: Proposed lots shall be served via individual well and septic systems. As part of the Preliminary Plat approval the Orange County Health Department certified there was appropriate soil on all of the proposed lots suitable for the development of required septic and well systems.

The Health Department will be responsible for issuing permit(s) authorizing the installation of said infrastructure once development of individual lots is proposed.

OPEN SPACE: As this was a Conventional subdivision project the applicant was not required to designate/reserve open space area. Open space is only required for projects seeking approval of a Flexible Development option as detailed within Section 7.13 of the Orange County Unified Development Ordinance (UDO).

The applicant, however, chose to designate 19.73 acres (28%) of the project as open space. This area is comprised of steep slopes and stream buffers.

LAND USE BUFFER: The approved project calls for a variable width land use buffer along the perimeter of the project.

CERTIFICATION OF ADEQUATE PUBLIC SCHOOLS (CAPS): As indicated during the review of the Preliminary Plat application in 2008, the Orange County Schools awarded a Certificate of Adequate Public Schools (CAPS) for the proposed twenty (20) housing units.

Staff will supply additional updates as we await the submission of the Final Plat for review and recordation in the Registrar of Deeds Office.