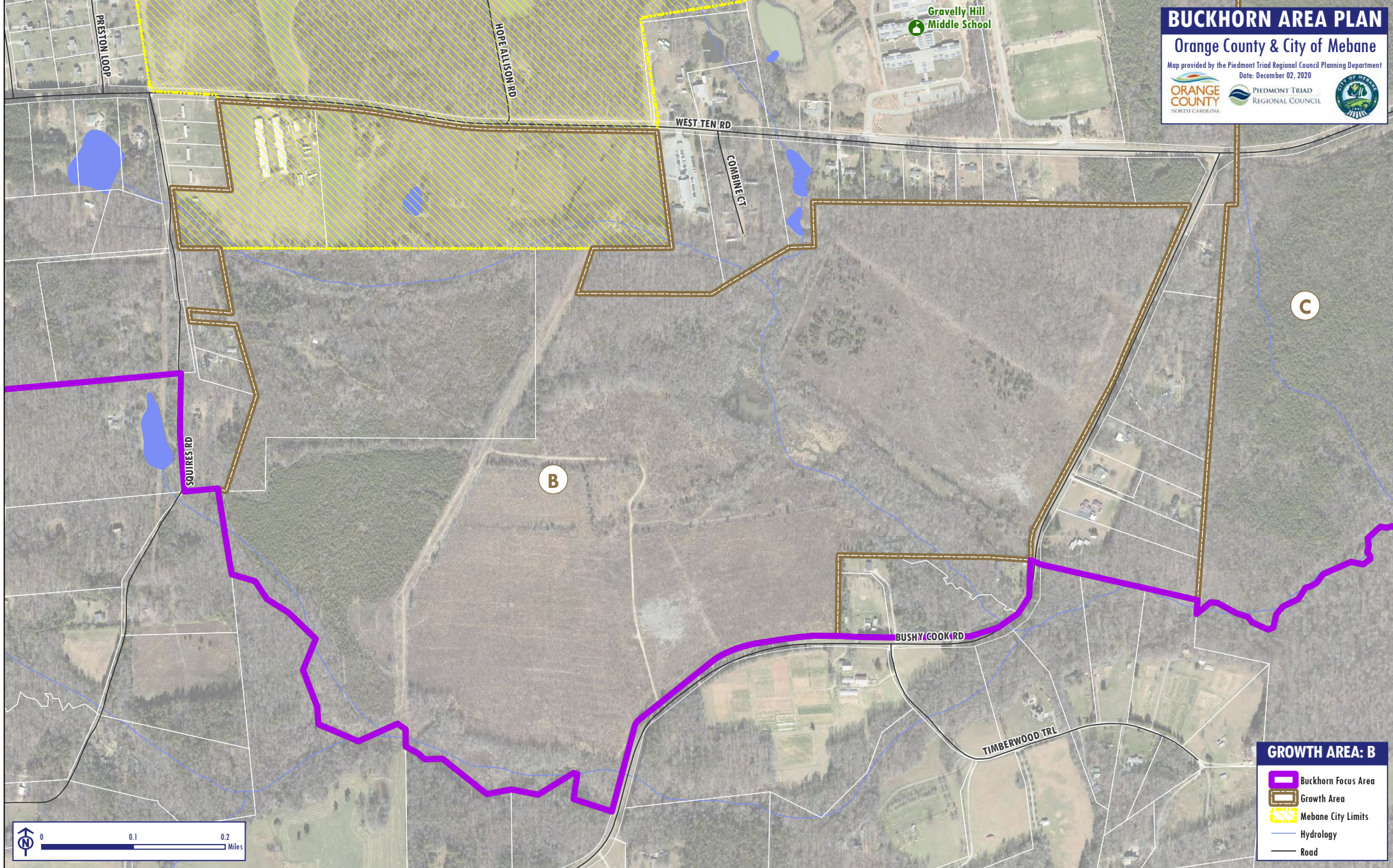


Growth Area B

This area is a total of 315.4 acres and is comprised of 4 developable parcels. To increase development in this area, water and sewer is needed. There is potential for water and sewer to be served in this area, but it is not currently available. This area was reviewed in 2019 by Orange County as a Proposed Economic Development Area (Area 3) and was determined to be a possible future economic development area with some necessary amendments to the UDO and restrictions due to the Watershed Overlay regulations.

This area is primarily 4 parcels that make up 90% of the developable acreage. No parcels in this group are located in a preservation area, such as a Voluntary Agriculture District, Conservation Easement or Managed Area, or a Natural Heritage Element Occurrence or Area. The mean slope of this area is ideal with almost all parcels having less than 6% slope.

This area is located in the Neuse River Basin and is classified as nutrient sensitive waters (NSW). This classification may affect land use, buffer requirements, impervious surface limitations, and stormwater management requirements.



The southernmost portion of this area connected by Bushy Cook Road is just outside a 1.5-mile driving distance from the interstate. Parcels connected by Squires Road and West Ten Road are within the 1.5 mile driving distance. All parcels currently have access to one public roadway. A new internal road network could help realize improved interstate access and increase the value of these parcels. These parcels do not have interstate visibility or access to existing rail.