

# Growth Area C

This area is comprised of two developable parcels: One is 73.5 acres and the other is 178.81 acres. The parcels are separated by West Ten Road and have the same owner. This area was reviewed in 2019 by Orange County as a Proposed Economic Development Area (Area 4) and was determined to be a possible future economic development area with some necessary amendments to the Mebane Utility Service Agreement and the Orange County Comprehensive Plan Land Use Plan and Zoning Matrix.

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 both 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.

Sewer is currently available in the northern parcel and there is potential to serve the southern parcel.

Water is not currently available, but there is potential to serve on both parcels. These parcels are located within 1.5 miles of the interstate and the northern parcel has visibility from the interstate. Both parcels are accessible from West Ten Road. These parcels do not have access to existing rail.

