

# Growth Area D

This area is a total of 254.2 acres and is comprised of six developable parcels. This growth area has a southern border of Sevenmile Creek. Sevenmile Creek was chosen as a boundary due to the environmental constraints and concerns it presents, including permitting of a crossing, environmental and water supply protections, and steep slope challenges. This area was reviewed in 2019 by Orange County as a Proposed Economic Development Area (Area 4) it 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.

The two largest parcels are located in a National Heritage Element Occurrence (NHEO), which means element occurrences reflect the presence of plant and/or animal communities that are tracked by the NC Natural Heritage Program. Sevenmile Creek contains two threatened or endangered bivalves known to live in the Neuse drainages. These species are threatened at a state level but are not a federally listed species. It is not thought that these species would significantly restrict development.

The mean slope of this area is primarily 6% to 10% 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. Sevenmile Creek is located in this growth area, stormwater devices are necessary to ensure high quality water before going back into the creek.

This area does not currently have water or sewer available in the majority of parcels, but it has the potential to be served.

These parcels are located within 1.5 miles driving distance from the interstate but do not have visibility from the interstate. Parcels are accessible from West Ten Road and Mt. Willing Road. There is not access to existing rail.

