

Growth Area E

This area is a total of 269.08 acres and is comprised of eleven developable parcels. Nine of these parcels are owned by a single property owner, making up 259.13 acres. The majority of the parcels are between 20 and 99 acres in size.

This area was reviewed in 2019 by Orange County as a Proposed Economic Development Area (Area 7) it was determined to be a possible future economic development area with concerns regarding the acreage located within the State's critical watershed and proximity to the City of Mebane's corporate limits restricting annexation.

The parcel in the northeast corner is located in a Voluntary Agriculture District (VAD). VADs in Orange County are for a period of ten years. VADs encourage the preservation and protection of farmland, allows landowners to publicly recognize their farms, and protect farms from negative impacts. No parcels are located in a conservation easement or have a Natural Heritage Element Occurrence or Area.

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.

Due to the distance from both the existing Mebane City limits and utility networks, it is unlikely that Mebane will provide water or sewer services to these properties. The Town Of Hillsborough will need to provide utility service to this area or they are unlikely to be developed in the near future. Due to the unlikelihood of service with City of Mebane utilities, Growth Area E should not be included in the City's Comprehensive Land Development Plan's scope, including its Future Growth Area.

These parcels are all within a 1.5 mile drive from the interstate and the southern parcels border I-40, providing interstate visibility. All parcels within this growth area are currently accessible by at least one road, Ben Johnston Road or the I-85 Connector/US 70. Five parcels are adjacent to the existing rail line.

