

PLANNING & INSPECTIONS DEPARTMENT
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MEMORANDUM

TO: File
FROM: Craig N. Benedict, AICP, Planning & Inspections Director
DATE: January 5, 2015
SUBJECT: Rural Buffer Growth Potential Questions from November 19, 2014
Assembly of Governments Meeting

The attached document is summary of Rural Buffer (RB) subdivision activity. This shows that a low amount of county growth occurred in the rural buffer in the time period reported. The time period includes the recession of 2008-2011 that did mute growth activity.

The question was not necessarily the historical growth or the trend thereof but the projection of growth predicted by the software 'Community Viz' (CV) employed by the Durham-Chapel Hill MPO to develop the 2040 MTP. The model predicted that due to land limitations (even with densification during redevelopment as reported by Chapel Hill) within municipalities that regional growth potential would spill into other areas of Orange County and specifically the rural buffer. Orange County Planning staff makes no claim about the DCHC MPO model being valid (i.e. the ability or market to build that much housing in the rural buffer) or that the historical growth would portend a different conclusion, just that the local governments (County included) should reconcile the difference by a few changes in assumptions or combination thereof:

1. Decrease CV growth projection in RB and/or potential by further downzoning RB 2-acre lot density and increase somewhere else, or
2. Decrease countywide projection total, or
3. Other hybrid reconciliation.

**LIST OF SUBDIVISIONS APPROVED WITHIN THE RURAL BUFFER (RB) GENERAL USE ZONING DISTRICT
BETWEEN 2004 AND 2014**

NOTE - This list does not count exempt subdivisions - i.e. lots over 10 acres in area created via the exempt subdivision process.

YEAR	SUBDIVISION	PARCEL IDENTIFICATION NUMBER (PIN)	LOCATION (DESCRIPTION)	SIZE OF PARCEL	NUMBER OF LOT(S)
2014					
	TRIPLE CROWN FARMS - Major subdivision approved by BOCC on June 17, 2014	9850-91-0030	Off of Dairyland Road	104.25 acres	20 lots (density of 1 unit per 5 acres of property)
	Long - Minor subdivision approved by staff on June 2, 2014	9861-27-9688	901 Arthur Minus Road	18 acres	2 lots (1 lot 2 acres in area - density of 1 unit per 9 acres of property)
	Espitia Subdivision - Minor subdivision approved by staff on May 23, 2014	9871-09-6372	Off of New Hope Church Road, east of intersection of Old NC Highway 86	8.4 acres	3 lots (density of 1 unit per 2.8 acres)
	Jones - Minor subdivision approved by staff on May 2, 2014	9891-86-1235	5910 Treetop Ridge Road	4 acres	2 lots (density of 1 unit per 2 acres of property)
	Harris - Minor subdivision approved by staff on April 2, 2014	9861-33-9366	Union Grove Church Road	5.65 acres	2 lots (density of 1 unit per 2.8 acres of property)
	TOTAL APPROVED LOTS IN 2014	29			
2013					
	Humphries - Minor subdivision still under review by staff	9891-80-0703	Erwin Road	11.8 acres	Proposal calls for development of 2 lots
	Hamish Clarke - Minor subdivision approved by staff on September 20, 2013	0801-14-4520	Kerley Road (NOTE: access is through Durham County)	7 acres	2 lots (in Orange County - density in OC jurisdiction would be 1 unit for every 2 acres of property)
	Attwood - Minor subdivision approved by staff on August 12, 2013	9767-24-3323	Carolina Forest Road	10 acres	2 lots (density of 1 unit per 5 acres)

YEAR	SUBDIVISION	PARCEL IDENTIFICATION NUMBER (PIN)	LOCATION (DESCRIPTION)	SIZE OF PARCEL	NUMBER OF LOT(S)
2013 (CONTINUED)	Annandale at Creekwood - Major subdivision approved by BOCC on April 23, 2013	9880-28-1953	Whitfield Road – approximately 1,200 feet east of the intersection of Whitfield Road and NC Highway 86.	36.4 acres	11 lots (density of 1 unit per 3.31 acres of property)
	Frost's Forest - Minor subdivision approved by staff on February 1, 2013	9891-00-0986	Whitfield Road	14.5 acres	4 lots (density of 1 unit per 3.65 acres of property)
	TOTAL APPROVED LOTS IN 2013	19			
2012					
	Dunhill - Major Subdivision approved by BOCC on November 20, 2012	9881-15-7138	2301 Mt. Sinai Road – 2,800 feet east of the intersection of Mt. Sinai Road (SR 1718) and NC Highway 86 across from Running Green Road	68.5 acres	26 lots (density of 1 unit per 2.63 acres of property)
	Lucas Heirs - Minor subdivision approved by staff on April 11, 2012	9861-79-2940	Old NC Highway 86 - north of the intersection of New Hope Church Road and Arthur Minnis Road	85 acres	3 lots (density of 1 unit per 22.8 acres - NOTE: 2 lots were created, each approximately 4 acres in area with the remaining acreage, approximately 77 acres, left undeveloped)
	TOTAL APPROVED LOTS IN 2012	29			

YEAR	SUBDIVISION	PARCEL IDENTIFICATION NUMBER (PIN)	LOCATION (DESCRIPTION)	SIZE OF PARCEL	Attachment Number	NUMBER OF LOT(S)
2011						
	Farrington Subdivision - Minor subdivision approved by staff on April 8, 2011	9767-86-2920	Old School Road	12 acres		2 lots (density of 1 unit per 6 acres)
	TOTAL APPROVED LOTS IN 2011	2				
2010						
	Lodges at Chapel Hill - Major subdivision approved by BOCC on April 6, 2010	The project involved 2 separate parcels of property, identified as follows: a. PIN 9777-11-0563 (32 acres) b. PIN 9777-02-9266 (11 acres)	Damascus Church Road	43.8 total acres		12 lots (density of 1 unit per 3.65 acres of property)
	Strayhorne - Minor subdivision approved by staff on November 9, 2010	9872-74-9441	New Hope Church Road	17 acres		2 lots (2.1 and 14.9 acres in area - density of 1 unit per 8.5 acres of property)
	TOTAL APPROVED LOTS IN 2010	14				
2009						
	Yergan - Minor subdivision approved by staff on	9881-90-5401	Whitfield Road	19 acres		3 lots (density of 1 unit per 6.3 acres of property)
	TOTAL APPROVED LOTS IN 2009	3				
2008						
	Lucas Farm at New Hope - Major subdivision approved by the BOCC on November 18, 2008	9861-99-2747	Northeast intersection of New Hope Church Road and Old NC 86	45 acres		9 lots (density of 1 unit per 5 acres of property)
	TOTAL APPROVED LOTS IN 2008	9				

YEAR	SUBDIVISION	PARCEL IDENTIFICATION NUMBER (PIN)	LOCATION (DESCRIPTION)	SIZE OF PARCEL	Attachment Number	NUMBER OF LOT(S)
2007						
	Carramore	** NOTE: project located in Durham County with an access road into Orange County. This is all the BOCC approved in 2007	East side of Kerley Road (SR 1717) between Mt. Sinai (SR 1718) and Cornwallis Road (SR 1716)	N/A		No lots in Orange County
	TOTAL APPROVED LOTS IN 2007		None			
2006						
	Woodkirk lane - Minor Subdivision approved by staff in March/April 2006	The project involved 4 separate parcels of property, identified as follows: a. PIN 9881-02-7648 (20 acres) b. PIN 9881-13-4068 (6.2 acres) c. PIN 9881-02-1979 (3.4 acres) d. PIN 9881-12-0488 (7 acres)	Off of NC Highway 86 - approximately 3,531 ft. south of Mt. Sinai Road near Alexander Drive	The total acreage of the 4 parcels involved in the project was 36.6 acres		9 total lots (density of 1 unit per 4 acres of property)
	Westhampton - Major subdivision approved by the BOCC on September 12, 2006	9768-37-0974	Southside of Hatch Road	130 acres		19 lots (density of 1 unit per 6.8 acres)
	The Orchard - Major subdivision approved by the BOCC on December 4, 2006	The property involved 2 separate parcels of property, identified a follows: a. PIN 9767-39-1277 (29.9 acres) b. PIN 9767-39-9612 (31.6 acres)	North side of Jones Ferry Road at Damascus Church Road	61.5 total acres		18 lots (density of 1 unit per 3.41 acres of property)

	Triple Crown - name assigned to 4 minor subdivisions approved by staff from 2004 through 2007.	N/A	Off of Daryland Road	86 total acres (combined)	Attachment L - 6 of 6 14 lots (density of 1 unit per 6.14 acres of property)
	TOTAL APPROVED LOTS IN 2006		60		
2005					
	Ivey Grove - Minor subdivision approved by staff in September of 2005	9758-43-6841	Parcel off of Ivey Road	28.2 total acres	5 lots (density of 1 unit per 4.4 acres of property - NOTE 6 acres of the parcel was recombined with an adjacent lot, which is why density is slightly skewed)
	TOTAL APPROVED LOTS IN 2006		5		
2004					
	Preserve at Erwin Trace	** NOTE: project located in Durham County with an open space/access road into Orange County. This is all the BOCC approved in 2004/2005	On the east side of Erwin Road (SR 1737) north of the Cambridge Drive (SR 1302)	10 acres (portion of property in Orange County)	No lots in Orange County