



**Community Engagement
Window #2:
Testing the Land Use
Alternatives**

Engagement Summary
Documentation

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Introduction

Project Overview



In 2023, Orange County launched a major effort—**called the Orange County Land Use Plan 2050 —to establish a cohesive, county-wide land use vision for the future and an actionable strategy to achieve that vision.** This planning process will result in a rewrite of one of Orange County’s key policy documents—the Land Use Plan which was adopted in 2008. [Click here](#) to view the currently adopted plan.

The Orange County Land Use Plan 2050 will serve to guide the County's growth and conservation efforts through the year 2050. By setting goals and objectives, **County officials can use the document to guide policy decisions.** The Land Use Plan will consider a variety of topics related to physical planning in the community.

Why is this planning effort important?



The Orange County Land Use Plan 2050 is a critical opportunity to shape our community's future. The planning process will result in policies and implementation strategies that will **guide land use change in our community over the next 20 years, including identifying areas for new development.**

Each member of our community is impacted in some way by land use decisions and this process allows for a robust discussion of future options in a meaningful way. The process will focus on **eliciting the opinions of community members** and will educate community members so that they can **guide informed choices** about the County's future.



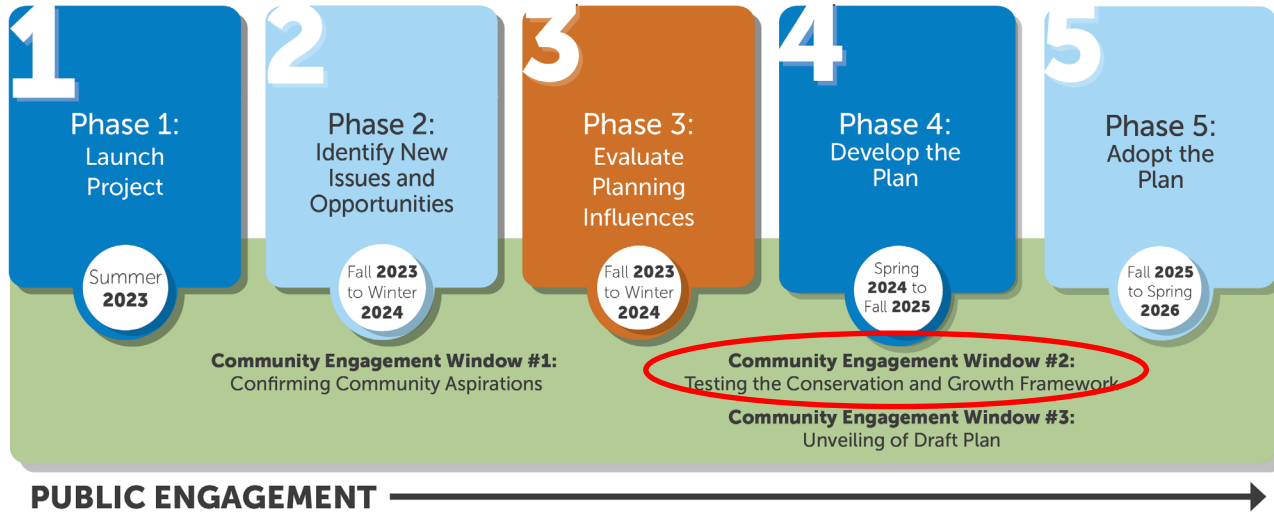
Why is this planning effort important?



Elected officials are listening and want to hear from you. This process will be carefully facilitated so that a kind and thoughtful conversation about the future land use of Orange County can be **accessed by all.**

Community support will be the foundation for policy direction. Community input and support will be documented and themed throughout the process. The plan will provide a community vision to guide decision-makers, as well as inform specific policies and actions.

Project Timeline



- **Public engagement is one of the critical foundations for developing the Orange County Land Use Plan 2050.**
- The first Community Engagement Window - Confirming Community Aspirations was held in October 2023 to January 2024 of Phase 2.
- The second Community Engagement Window – Testing the Conservation and Growth Framework was held in September to November 2024 of Phase 4.
- The third and final window is tentatively scheduled for spring 2025.

Community Engagement Window #1: Confirming Community Aspirations



- **The first Community Engagement Window - Confirming Community Aspirations** - was held from fall 2023 through winter of 2024.
- For a summary of Community Engagement Window #1, see [this link](#) or view [the Resources page](#) on the project website.



Community Engagement Window #2: Testing the Conservation and Growth Framework



- **The second Community Engagement Window – Testing the Conservation and Growth Framework**- was held in the fall of 2024.
- This phase of engagement asked community members to review **modeled land use alternatives** and **draft vision themes and goals**.



Community Engagement Window #2: Testing the Conservation and Growth Framework



- This document provides a summary of the **activities**, **objectives**, and **outcomes** of Community Engagement Window #2.
- Verbatim responses to open-ended questions are provided at the end of the document in the Appendix.





Engagement Activities

Community Engagement Window (CEW) #2



Completed CEW#2 activities included:

- ✓ Staff tabling at three events (August and September 2024)
- ✓ Five community meetings (September and October 2024)
- ✓ Online activities available (September 25 – November 3, 2024)

Community Engagement Window (CEW) #2



Community Meeting Location	Date/Time	Interpretation
Gravelly Hill Middle School 4801 W Ten Rd, Efland, NC	Wednesday, September 25th, 2024 6:00 pm – 7:30 pm	--
American Legion Post 6 3700 NC-54, Chapel Hill, NC	Thursday, October 3, 2024 6pm – 7:30pm	--
El Centro Hispano, hosted at the Chapel Hill-Carrboro Chamber, 104 S Estes Drive, Chapel Hill, NC	Wednesday, October 9, 2024, 6:30 - 8:30 pm	Live Spanish interpretation provided by El Centro Hispano. Translation of meeting notes can be found here.
Efland-Cheeks Community Center, 117 Richmond Road, Mebane, NC	Thursday, October 10, 2024, 6:00 - 7:30 pm	Burmese interpretation services offered.
Jones Grove Missionary Baptist Church, 2713 Coleman Loop Road, Hillsborough, NC	Tuesday, October 15, 2024, 6:00 - 7:30 pm	--

Community Engagement Window #2



Publicity and Outreach Efforts

- Social media flyers in English and Spanish
- Weekly Orange County Newsletter
- Planning and Inspections Department Monthly Newsletter
- Banner on County's main homepage and Planning and Inspections Department homepage
- Project website and logo added to County staff email signatures
- On television monitors throughout County facilities
- Email notices to community members that signed up online or in-person to receive project updates
- Email notices to County stakeholder advisory boards
- Email notices to key local government and regional planning staffs
- Online survey shared with County employees via email
- Mailed postcards to owners of 1,000 properties regarding the Gravelly Hill Middle School community meeting

Orange County Land Use Plan 2050
Community Meetings

Are you interested in where and how new development happens? Do you care about Orange County's environmental resources and where and how they are preserved?

Help to guide the future of Orange County! Join us to review modeled land use alternatives and draft vision themes and goals. All content and activities will be the same at both meetings.

If you are planning on attending this event and would like interpretation services, call (919) 245-2498 two weeks prior to the event.

DATE	TIME	LOCATION
Wednesday, Sept. 25	6 – 7:30 pm	Gravelly Hill Middle School Auditorium 4801 W Ten Rd, Efland, NC
Thursday, October 3	6 – 7:30 pm	American Legion Post 6 3700 NC-54, Chapel Hill, NC



Scan to view project website!
orangecountylanduseplan.com

Plan de Ordenamiento Territorial 2050 del Condado de Orange
Reuniones Comunitarias

¿Está interesado en dónde y cómo se producen nuevos desarrollos? ¿Le importan los recursos ambientales del Condado de Orange y dónde y cómo se preservan?

Ayuda a guiar el futuro del Condado de Orange! Únase a nosotros para revisar alternativas modeladas de uso de la tierra y redactar temas y objetivos de visión. Todos los contenidos y actividades serán los mismos en ambas reuniones.

Si planea asistir a este evento y desea servicios de interpretación, llame al (919) 245-2498 dos semanas antes del evento.

FECHA	TIEMPO	UBICACIÓN
Miércoles, 25 de septiembre	6 – 7:30 pm	Gravelly Hill Middle School Auditorium 4801 W Ten Rd, Efland, NC
Jueves, 3 de octubre	6 – 7:30 pm	American Legion Post 6 3700 NC-54, Chapel Hill, NC



Escanee para ver en el proyecto del sitio web!
orangecountylanduseplan.com

Community Engagement Window #2



Publicity and Outreach Efforts (continued)

- Focused telephone and email requests for engagement partnerships
- Worked directly with responding community organizations and leaders to host and distribute notices for targeted community meetings
- Posted yard signs in English and Burmese for targeted community meeting
- Tabling at community events to promote the project and collect feedback through surveys
- Upon request, County Planning staff presented to Habitat for Humanity Policy and Advocacy Committee, Affordable Housing Coalition and the Affordable Housing Advisory Board; Chapel Hill – Carrboro Chamber of Commerce
- Staff also assisted several organizations and individuals with responses to questions, which helped to facilitate receipt of comments around the land use alternatives.

Orange County Land Use Plan 2050
Community Meetings

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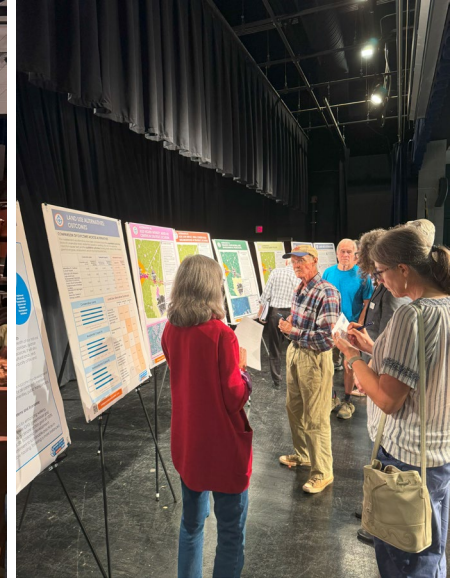
Escanee para ver en el proyecto del sitio web!
orangecountylanduseplan.com

Community Engagement Window #2



Community Meetings September and October 2024

- Held at Gravelly Hill Middle School (September 25) and American Legion Post 6 (October 3)
- Presentation with overview of project
- Collected feedback from participants through paper copies of survey
- Shorter survey and online activities shared as additional options



Community Engagement Window #2



Community Meetings September and October 2024 (continued)

- Planning staff worked directly with community organizations and leaders to host three additional community meetings
 - Objective was to reach populations that have historically been underrepresented in Orange County land use planning
 - Partnered with meeting hosts to distribute invitations and encourage participation among respective communities
- **El Centro Hispano** at the Chapel Hill-Carrboro Chamber (October 9)
 - El Centro Hispano provided simultaneous Spanish interpretation of presentation and discussion
- **Efland-Cheeks Community Center** (October 10)
 - Burmese interpretation services were offered
- **Jones Grove Missionary Baptist Church** (October 15)



Community Engagement Window #2



Community Engagement Window #2



- Total of **420 surveys received**
- Approximately **115** surveys were received at in-person meetings and **305** were completed online
- Approximately **286** short surveys and **134** long surveys were completed

	In Person	Online	Total
Surveys	115	305	420
Exit Questionnaire*	106	199	305

[*See Engagement Objectives for details](#)

Meeting	Approximate Number of Attendees In Person
Gravelly Hill	~60
American Legion	~55
El Centro	15
Efland Cheeks	16
Jones Grove	19
Total	165





Engagement Objectives

Engagement Objectives



Community engagement respondents were asked to fill out a voluntary, self-reported exit questionnaire at the end of their participation. The data collected from the Exit Questionnaires was anonymous and not tied to survey responses. This survey was offered to both in person and online participants.

These questions gathered information about three topics:

- If they were comfortable sharing their input
- If they participated previously and if they would participate again
- Demographic information

EXIT QUESTIONNAIRE

Please share a little about yourself so we know who has participated in the Orange County Land Use Plan 2050 process.



TELL US ABOUT YOUR EXPERIENCE

How did you hear about the Orange County Land Use Plan?

Were you comfortable sharing your input today?

Yes No Other: _____

Will you participate in future events?

Yes No Maybe

Did you previously participate in one of the prior engagement meetings or online engagement held October 2023 - February 2024?

Yes No Not Sure

TELL US ABOUT YOURSELF

If you are willing to share some information about yourself, it will help us ensure we are reaching a broad set of voices.

Which racial group do you most closely identify with?

Asian Black / African-American American Indian / Alaska Native
 White / Caucasian Two or more races
 Other: _____

Do you identify as Hispanic / Latinx? Yes No

Do you live in Orange County? Yes No

Do you work in Orange County? Yes No

What is your age?

<15 years 25-34 years 45-54 years 65 years or over
 15-24 years 35-44 years 55-64 years

Is there anything else you'd like to share with us?

Engagement Objectives



The three objectives of Community Engagement Window #2 included:

- 1 Engagement Satisfaction
- 2 Representative Engagement
- 3 Increased Engagement

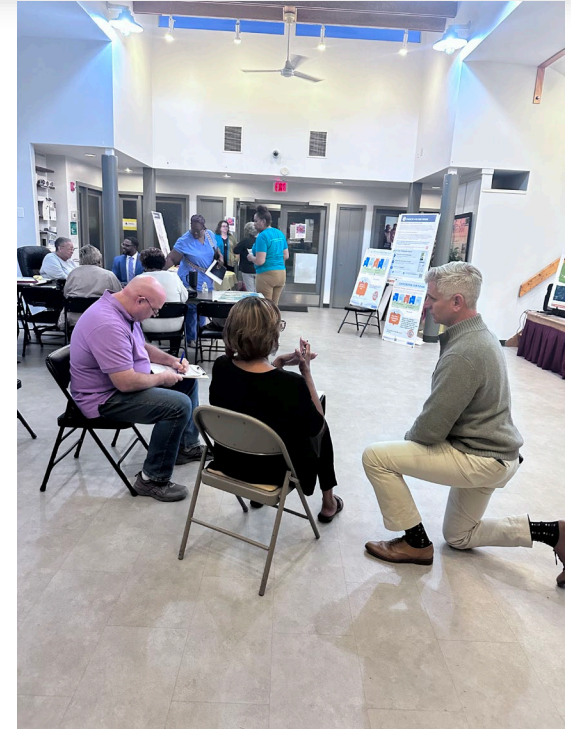


Engagement Objectives



1 Measuring Engagement Satisfaction

Using voluntary exit questionnaires, participants were asked to evaluate their satisfaction with community engagement activities. The aim was to make engagement easy, accessible, and fun. Members of the public should enjoy their experience and feel they were heard and respected.

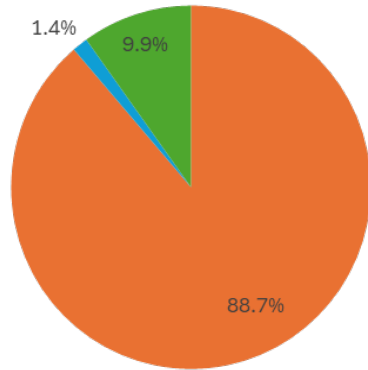


Engagement Objectives



1 Measuring Engagement Satisfaction

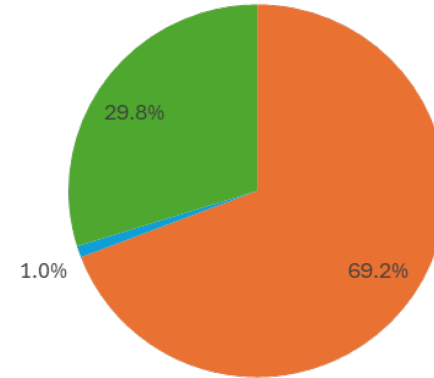
Were you comfortable sharing your input today?*



Yes No Other

*283 out of 305 respondents answered this question on the voluntary, self-reported exit questionnaire.

Will you participate in future events? **



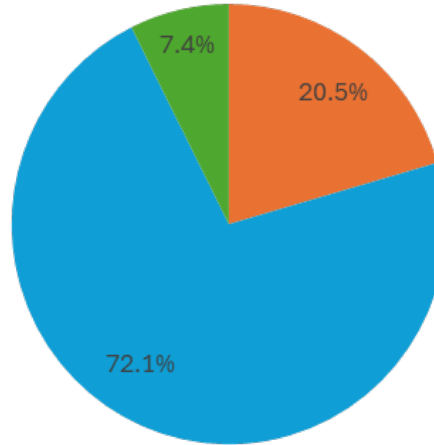
Yes No Maybe

**295 out of 305 respondents answered this question on the voluntary, self-reported exit questionnaire.

Engagement Objectives



Did you previously participate in one of the prior engagement meetings or online engagement held October 2023 - February 2024?



Yes No Not sure

*283 out of 305 respondents answered this question on the voluntary, self-reported exit questionnaire.

Engagement Objectives



2 Measuring Representation of Engagement

Using voluntary, self-reported exit questionnaires, participants were asked to share demographic information about themselves.

Meeting participants that provide feedback should be representative of Orange County across the following factors: age, race/ethnicity, location of residence, and renter/homeowner. Recent Census data was used to evaluate representation. The information will be leveraged to improve future engagement efforts to improve representation.

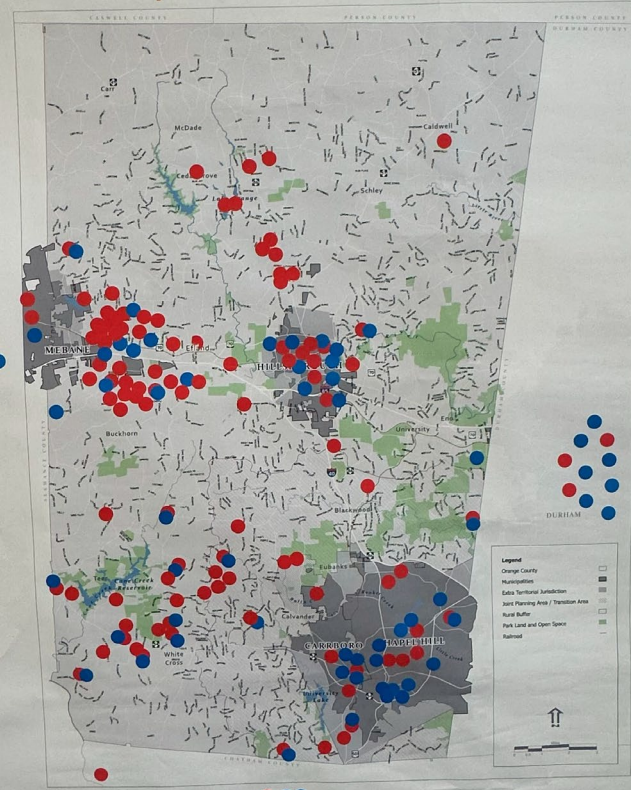
Live/Work Maps

- Staff assisted participants at in-person meetings in placing a red dot on the map approximately where they live and a blue dot approximately where they work
- This helped to understand if the meetings represented both rural and municipal residents, as well as the various townships within Orange County.




Tell us about you!


Where do you live? Where do you work?



Instructions

Place the red dot where you live and the blue dot where you work. If you live or work outside of the planning area, place the dot on the edge of the map in the direction to which you travel.

 Where you live

 Where you work

Engagement Objectives



2 Measuring Representation of Engagement

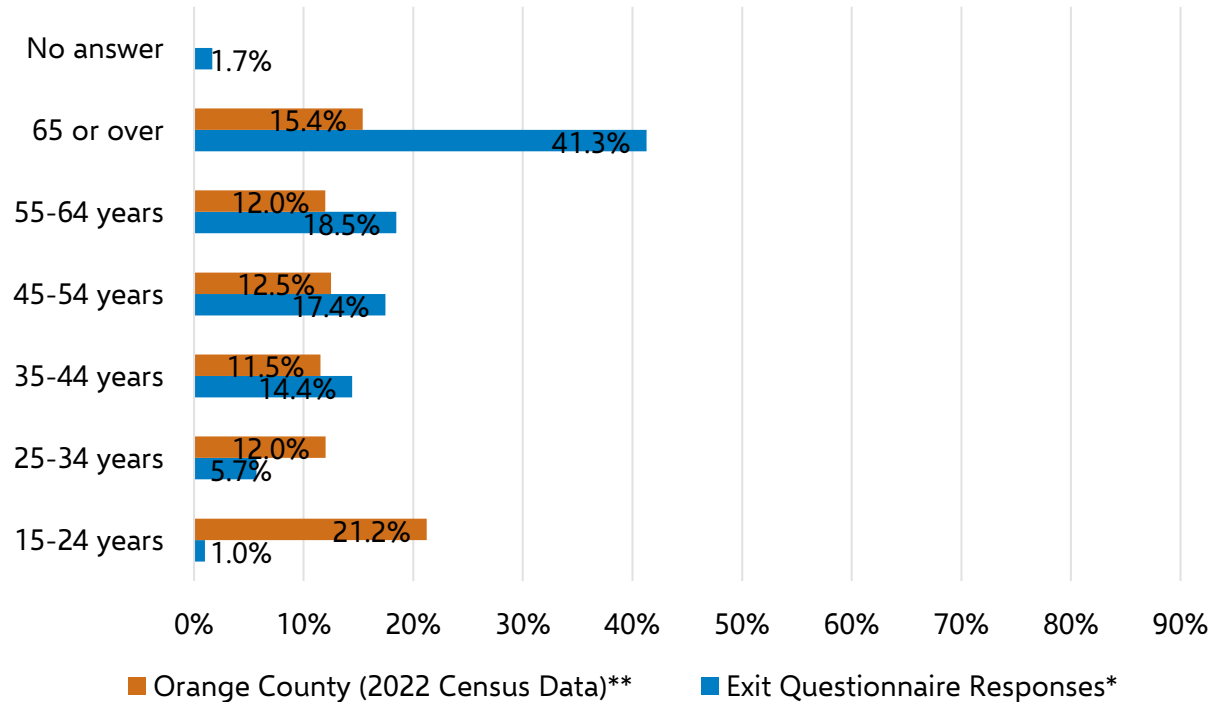
- Age
- Race/Ethnicity
- Living/Working in Orange County

Engagement Objectives



2 Measuring Representation of Engagement

- What is your age?



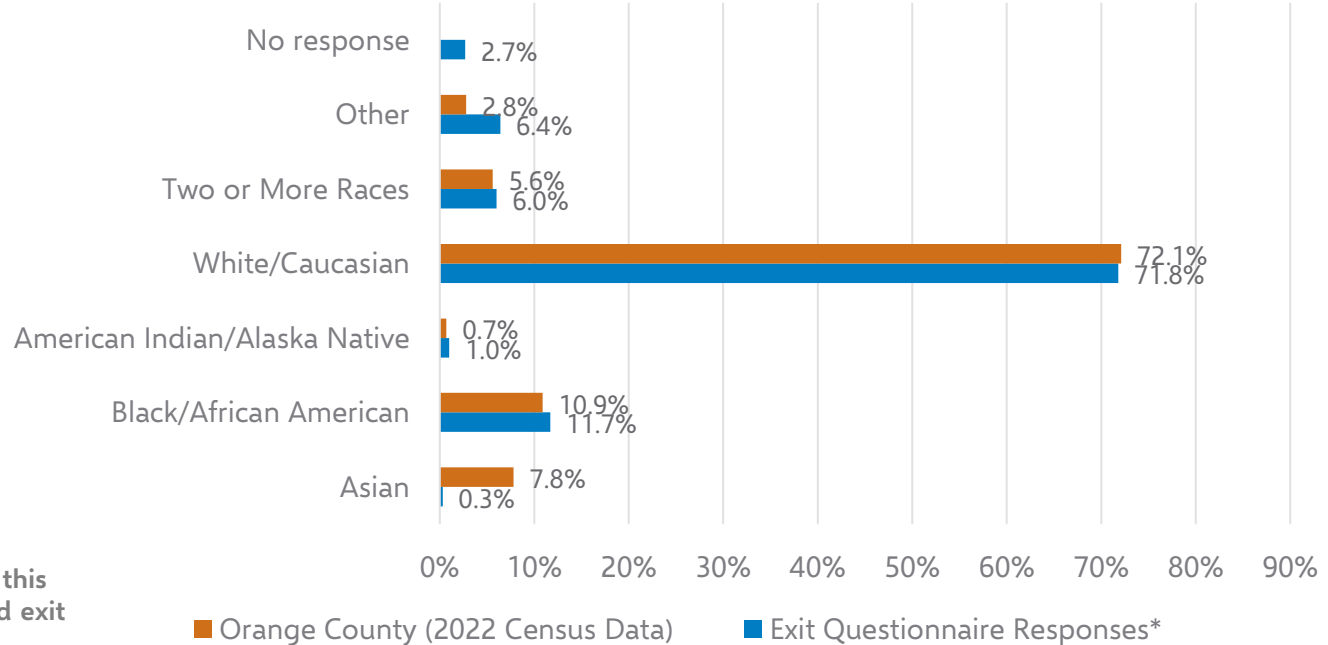
*293 out of 305 respondents answered this question on the voluntary, self-reported exit questionnaire.

Engagement Objectives



2 Measuring Representation of Engagement

- Which racial group do you most closely identify with?



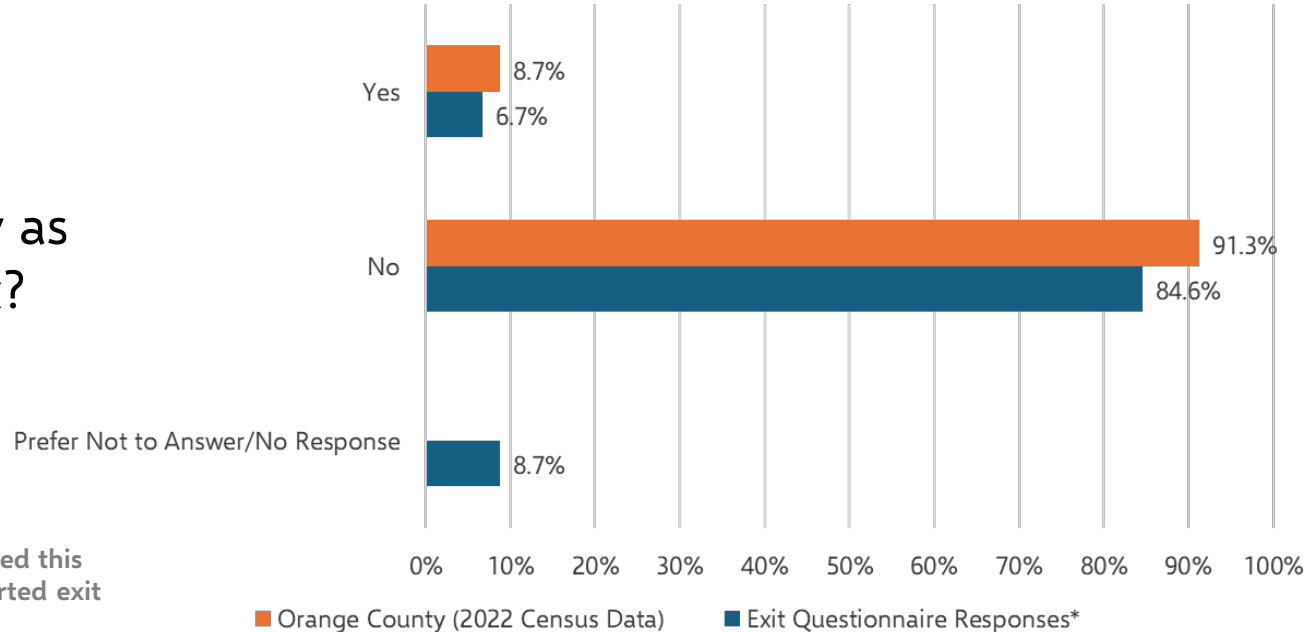
*290 out of 305 respondents answered this question on the voluntary, self-reported exit questionnaire.

Engagement Objectives



2 Measuring Representation of Engagement

- Do you identify as Hispanic/Latinx?



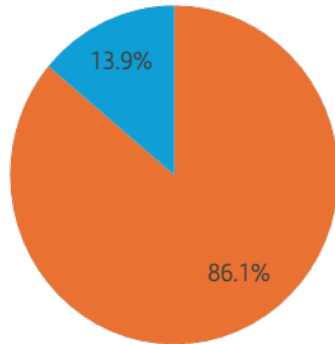
*285 out of 305 respondents answered this question on the voluntary, self-reported exit questionnaire.

Engagement Objectives



2 Measuring Representation of Engagement

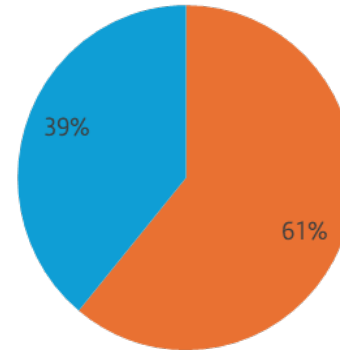
Do you live in Orange County?*



■ Yes ■ No

*296 out of 305 respondents answered this question on the voluntary, self-reported exit questionnaire.

Do you work in Orange County?***



■ Yes ■ No

**287 out of 305 respondents answered this question on the voluntary, self-reported exit questionnaire.

Engagement Objectives



3 Measuring Increased Engagement

A benchmark for total numbers of responses received will be set to measure engagement for all three community engagement windows. It was recommended to use the number of participants from the last community-wide planning engagement activity as the goal to exceed.

The benchmark used will be comparing these responses to the Orange County Climate Action Plan, which was completed in 2024.

Engagement Objectives



3 Measuring Increased Engagement

Benchmark: The Orange County Climate Action Plan

Activity	LUP2050: Community Engagement Window #1	LUP2050: Community Engagement Window #2	LUP2050 Total	Climate Action Plan
Community Survey	164 complete surveys	420 complete surveys	584 complete surveys	510 completed surveys
In Person Engagement	Approximately 244 in person attendees at community events	Approximately 165 in person attendees at community events	409 in person attendees	Draft CAP Symposium: 12 attendees Online Focus Groups: 40 participants total

Engagement Objectives



- Takeaways from Community Engagement Window #2 to Apply to Community Engagement Window #3 (Spring 2025)
 - **Engagement satisfaction:** Continue to offer multiple ways to participate with creative, fun, flexible, and accessible options.
 - **Representative engagement:** Continue creating partnerships/connections and tailoring outreach efforts to support representative participation (such as African American, Hispanic/Latino, and Asian community members; youth; etc.).
 - **Cultivate relationships:** Community Engagement Window #3, tentatively scheduled for spring 2025, will build upon previous engagement windows and participants.



Engagement Outcomes

Community Engagement Window #2 Outcomes



- Participants were provided two ways to share feedback:
 - Short Survey (7 questions)
 - Long Survey (12 questions about the land use alternatives and 4 questions about the draft Vision Themes and Goals)
- The same questions were posed to participants for both online engagement and in person meetings.

Community Engagement Window #2 Outcomes



Overall Takeaways

- Strong support for protecting priority agricultural, environmental, and rural lands
- Desire to see more housing choices
- Mixed support for higher-density residential mixed-use development and providing more employment opportunities
- Support for Rural Conservation Neighborhoods
- Support for expanding Economic Development Area near Mebane/I-85
- Support for Goals and Vision Themes, with some adjustments
- Mixed support for extension of public water and sewer and development of private water and wastewater systems

Community Engagement Window #2 Outcomes



Summary of Survey Responses: Vision Themes & Goals

Short Survey: Strong support for **all** Vision Themes

- Highest Support:
 - Protect Critical Watershed Areas and Open Spaces and Preserve Agricultural Lands **(85%)**
- Lowest Support:
 - Cultivate Sustainable Development **(69%)**
 - Advance Equitable Housing **(67%)**

Long survey: Strong support for **most** Goals

- Highest Support:
 - Environment, Parks, and Recreation **(91%)**
 - Working Lands and Open Space **(84%)**
- Lowest Support:
 - Regional and Local Growth **(46%)**
 - Economy and Employment **(62%)**

Community Engagement Window #2 Outcomes



Summary of Long Survey Responses: Land Use Alternatives

Land Use
Alternative #1

- **58%** are satisfied with current approach to land use

Land Use
Alternative #2

- Majority of respondents (**54%**) support a focus on protection of environmental, agricultural, watershed, and rural lands

Community Engagement Window #2 Outcomes



Summary of Long Survey Responses: Land Use Alternatives

Land Use Alternative #3

- Majority (**52%**) support encouraging new Rural Conservation Neighborhoods
- Support is more evenly divided between:
 - Those who **support (44%)** and **do not support (39%)** allowing the development of **private water and wastewater systems** to support Rural Conservation Neighborhoods
 - Those who **support (49%)** and **do not support (35%)** including a **new Economic Development Area** south of West Ten Road
 - Those who **support (41%)** and **do not support (46%)** allowing two types of **higher intensity mixed use** developments
 - Those who **support (48%)** and **do not support (41%)** the **extension of public water and sewer** to support higher intensity mixed use developments

Land Use Alternative #4

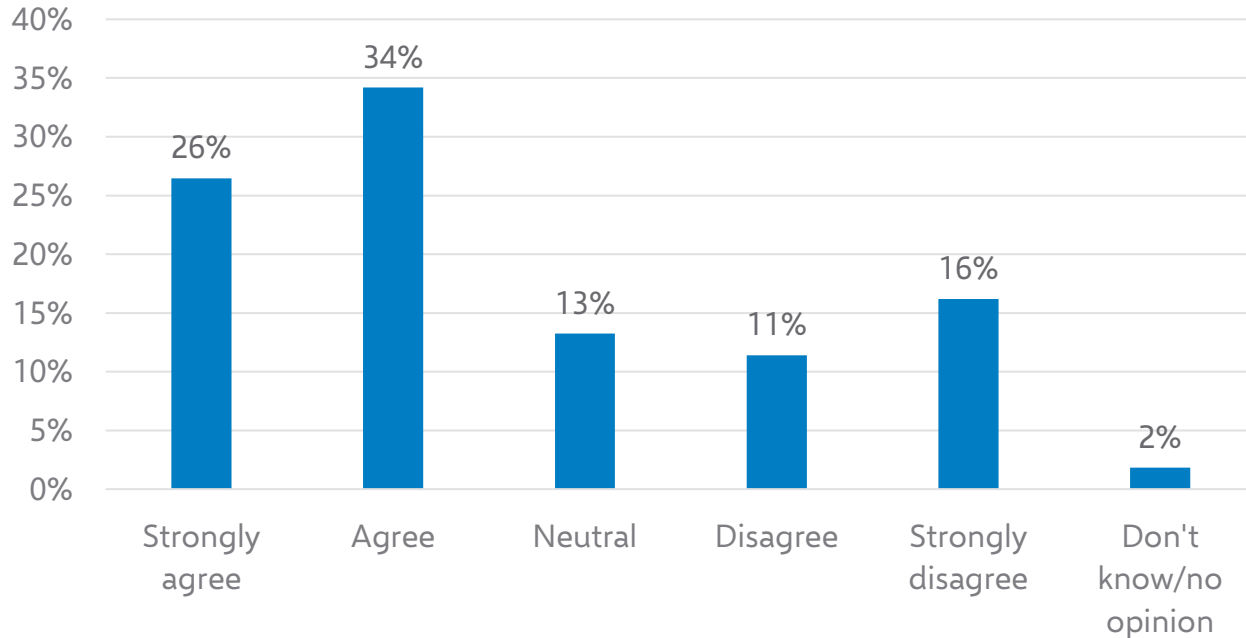


Short Survey Responses

Short Survey Responses



Short Survey Question: I support Orange County's current approach to guiding conservation and growth in unincorporated Orange County.

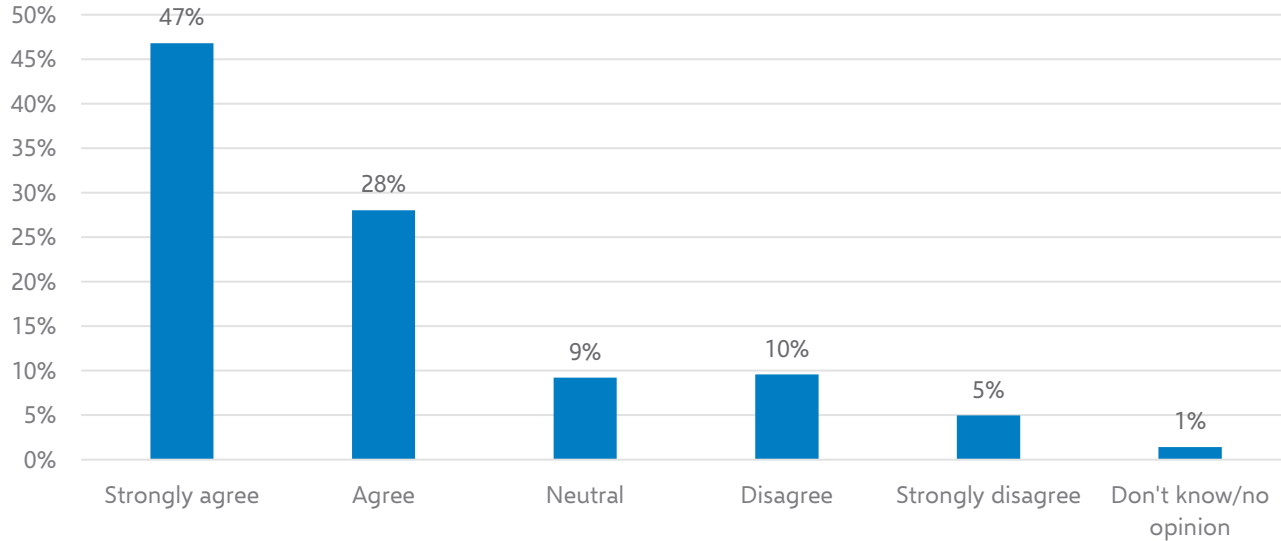


*272 out of 286 respondents answered this question.

Short Survey Responses



Short Survey Question: To protect priority agricultural, environmental, and rural lands, I support further restricting development in unincorporated Orange County.

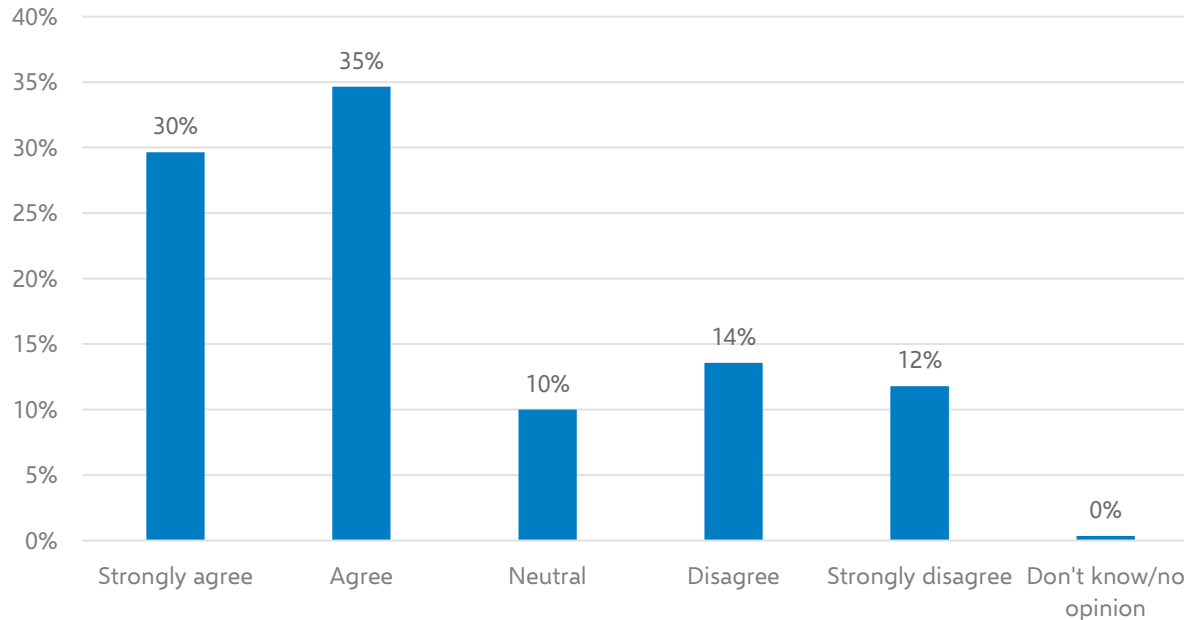


*282 out of 286 respondents answered this question.

Short Survey Responses



Short Survey Question: To provide more housing choices, I support residential development in unincorporated Orange County as long as it permanently protects priority agricultural, wildlife habitat, or watershed lands on the development site.

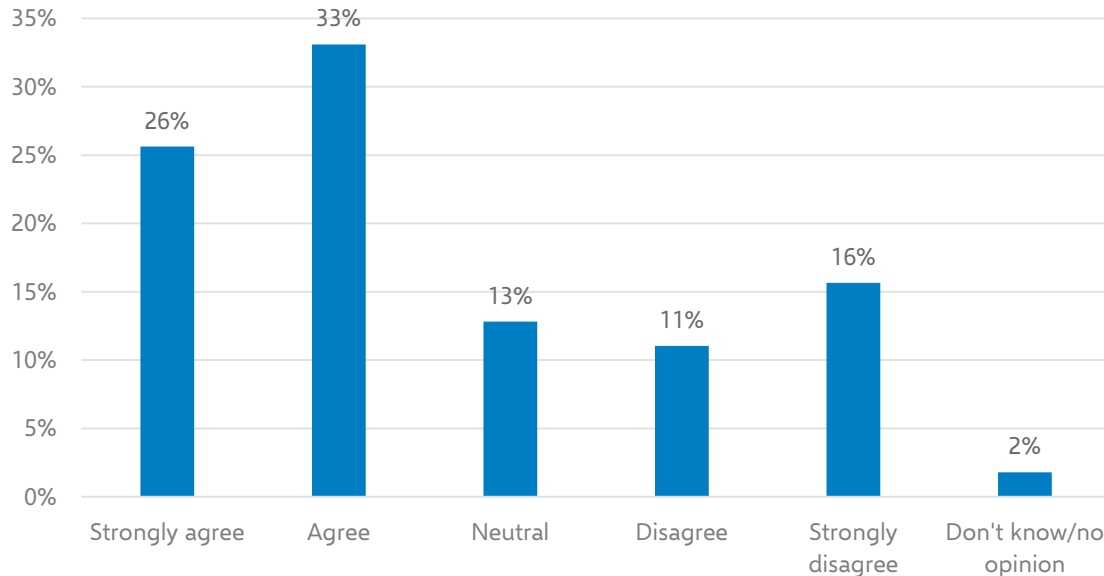


*280 out of 286 respondents answered this question.

Short Survey Responses



Short Survey Question: To provide more housing choices, I support higher-density residential mixed-use developments, such as townhomes and apartments over shops, in a few locations in unincorporated Orange County that could be served by town water and sewer.

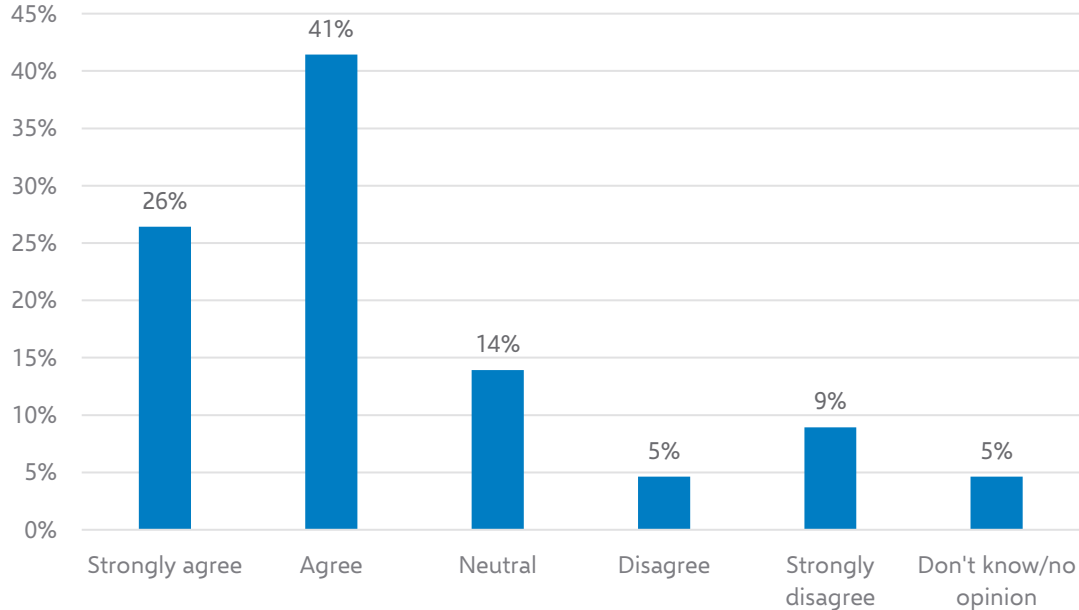


*281 out of 286 respondents answered this question.

Short Survey Responses



Short Survey Question: To provide more employment opportunities in unincorporated Orange County, I support the development of new employment centers near I-85 and Mebane.

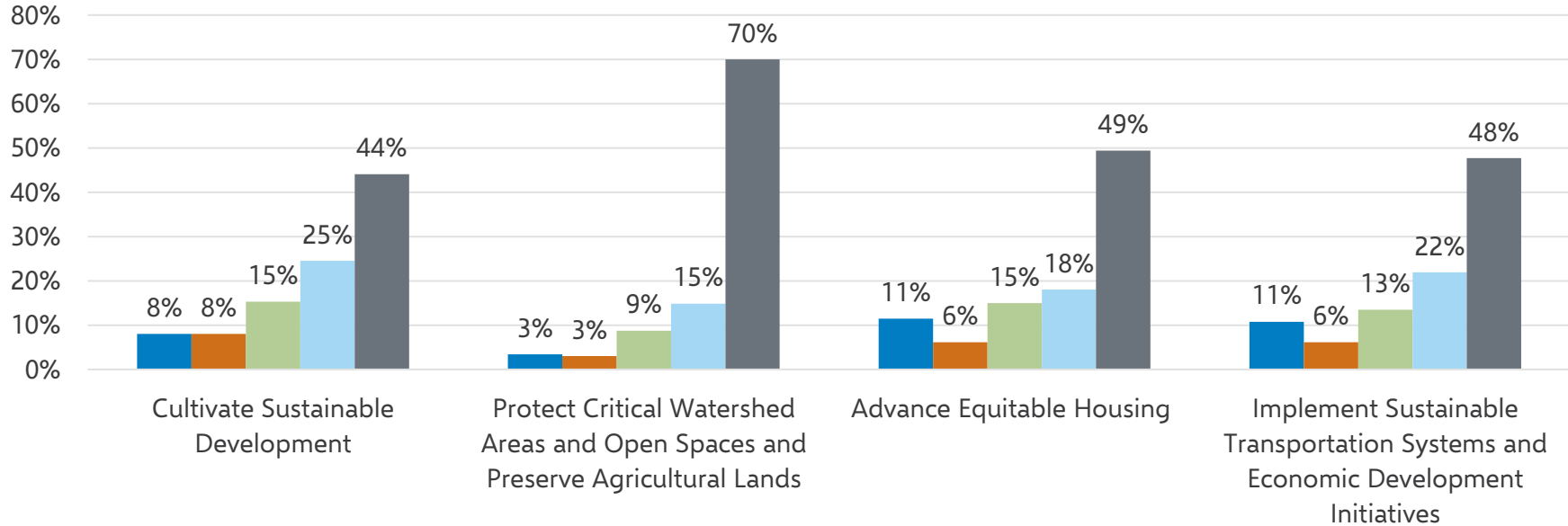


*280 out of 286 respondents answered this question.

Short Survey Responses



Do the Vision Themes address Orange County's needs over the next 25 years?



*263 out of 420 respondents answered this question.

■ 1 = Not very supportive ■ 2 ■ 3 ■ 4 ■ 5 = Very Supportive

CEW#2 Outcomes: Short Survey Responses



Short Survey: When asked on the survey if there was anything else they'd like to share, some general themes emerged:

- **Preservation of Open and Rural Spaces:** Comments emphasized a desire to protect open spaces, rural land, and agricultural areas from new developments, expressing concern over habitat loss, environmental degradation, and sprawl.
- **Affordable Housing Needs:** Comments called for more affordable housing options, especially for low-income residents and essential workers.
- **Infrastructure and Public Services:** Comments mentioned the need to improve infrastructure, especially in unincorporated areas, including extending public water and sewer services in strategic locations, road improvements, and enhancing public transportation options.
- **Environmental Protection and Green Spaces:** Comments called for more green spaces, conservation areas, and native landscaping in new developments to maintain natural resources and address climate resilience.

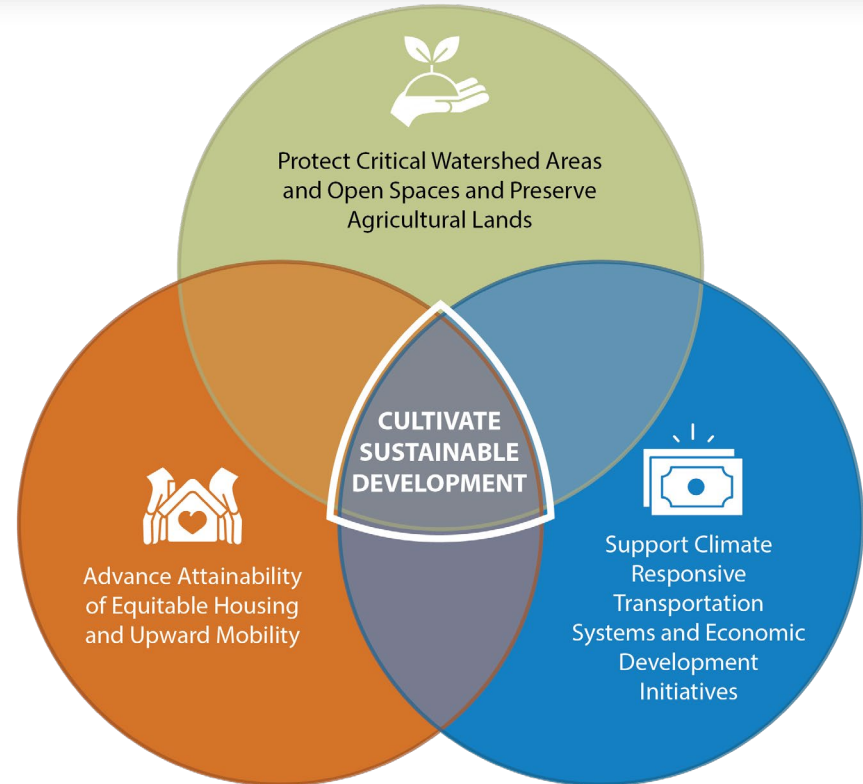


Long Survey: Land Use Alternatives Responses

Refresher on Key Question Being Tested Through Alternatives



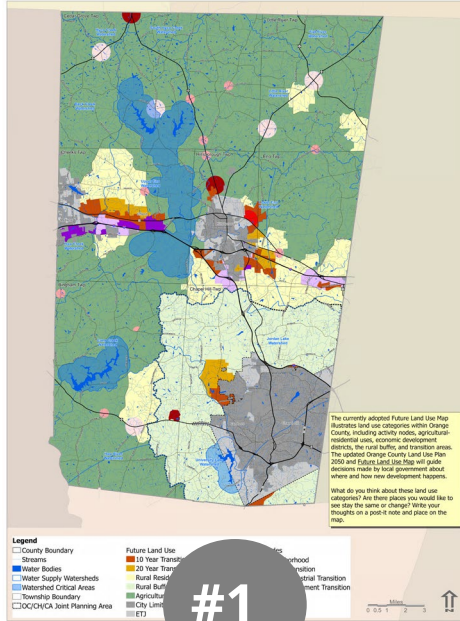
Which aspects of the land use alternatives best achieve the balance of sustainable development in Orange County?



Refresher on Land Use Alternatives



Baseline Alternative with Policy Updates



#1

Continue Current Policies



#2

Enhance Agricultural
and Environmental
Protections



#3

Low-Impact Rural
Conservation
Neighborhoods and New
Employment in Strategic
Locations



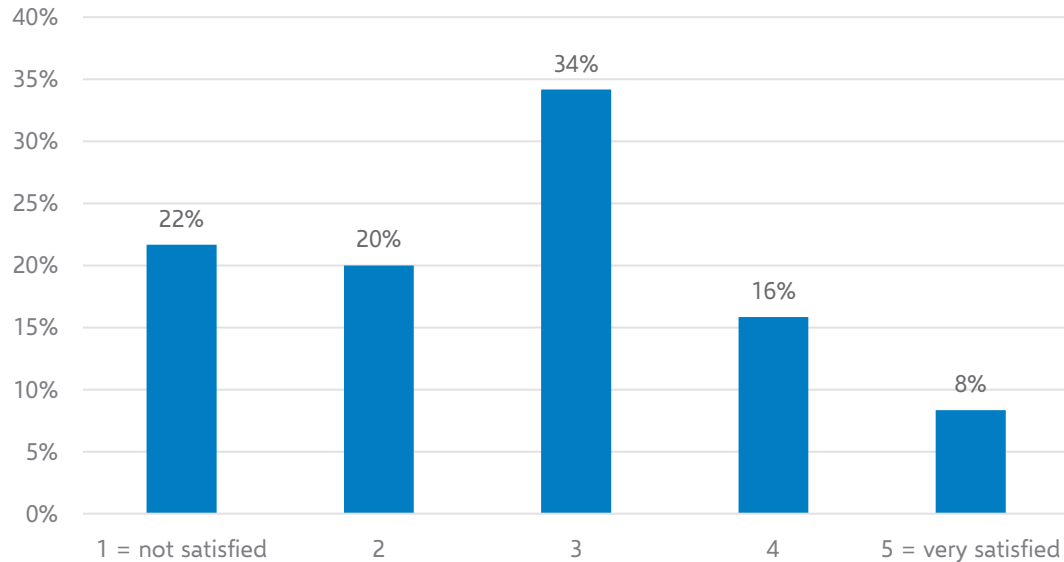
#4

Mixed-Use Centers
and New Employment
in Strategic Locations

Long Survey: Land Use Alternatives



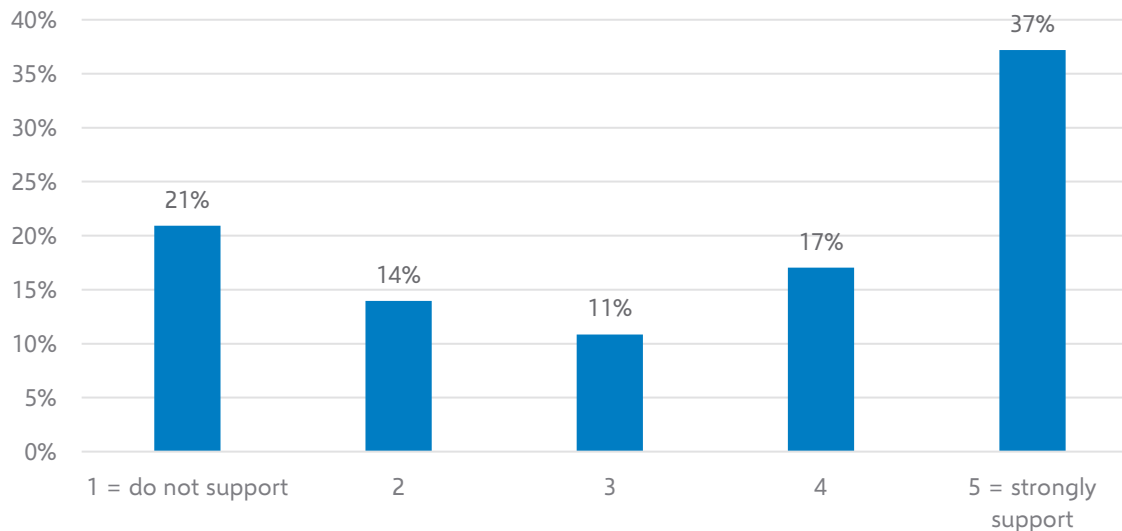
Considering Alternative #1, what is your level of satisfaction with the County's current approach to managing land use? Please select your level of satisfaction on the scale, with 1 being not satisfied and 5 being very satisfied.



Long Survey: Land Use Alternatives



Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

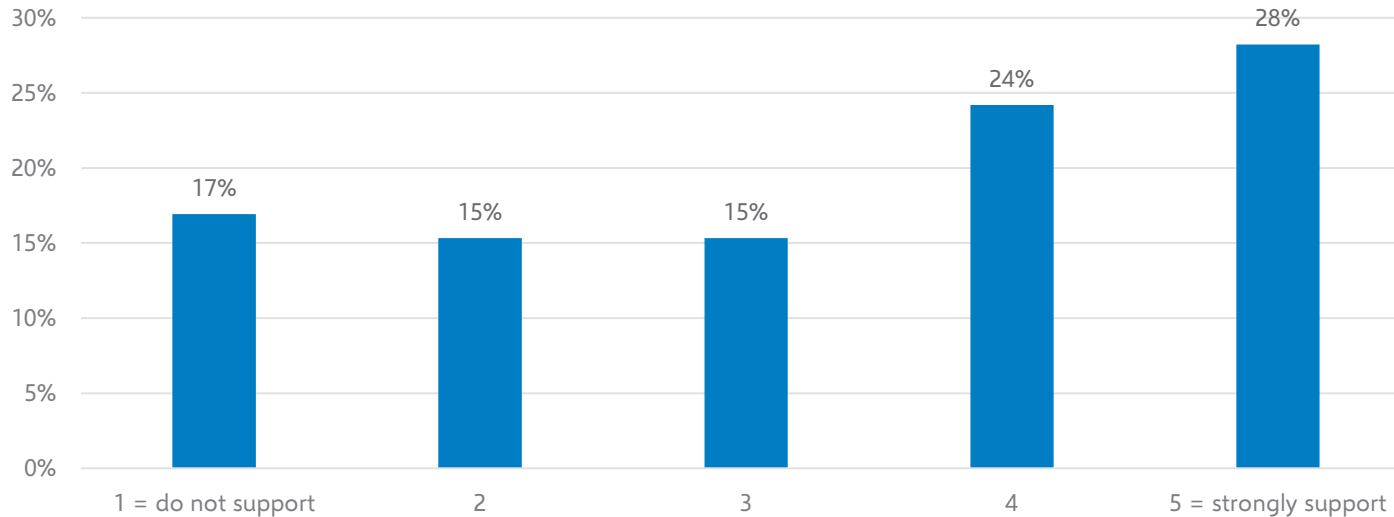


*129 out of 135 respondents answered this question.

Long Survey: Land Use Alternatives



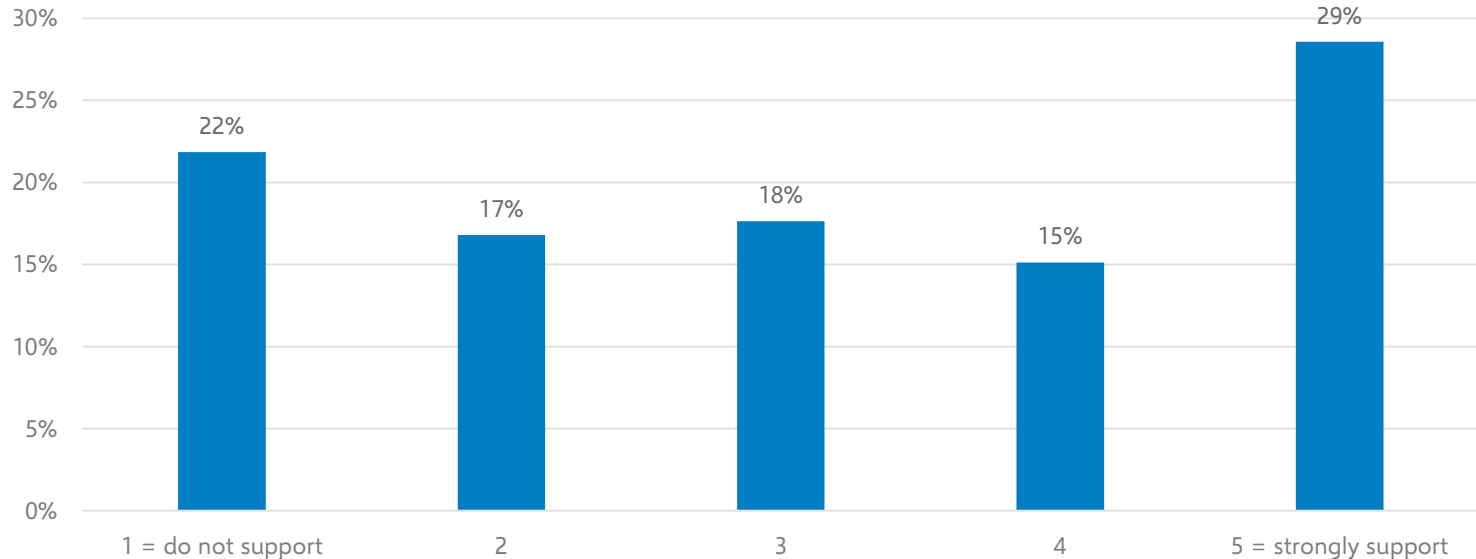
Considering Alternative #3, what is your level of support for changing the County's current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.



Long Survey: Land Use Alternatives



The Rural Conservation Neighborhoods included in Alternative #3 would likely require private community water and sewer systems to serve these developments. What is your level of support for allowing the development of private water and wastewater systems to support this type of development? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

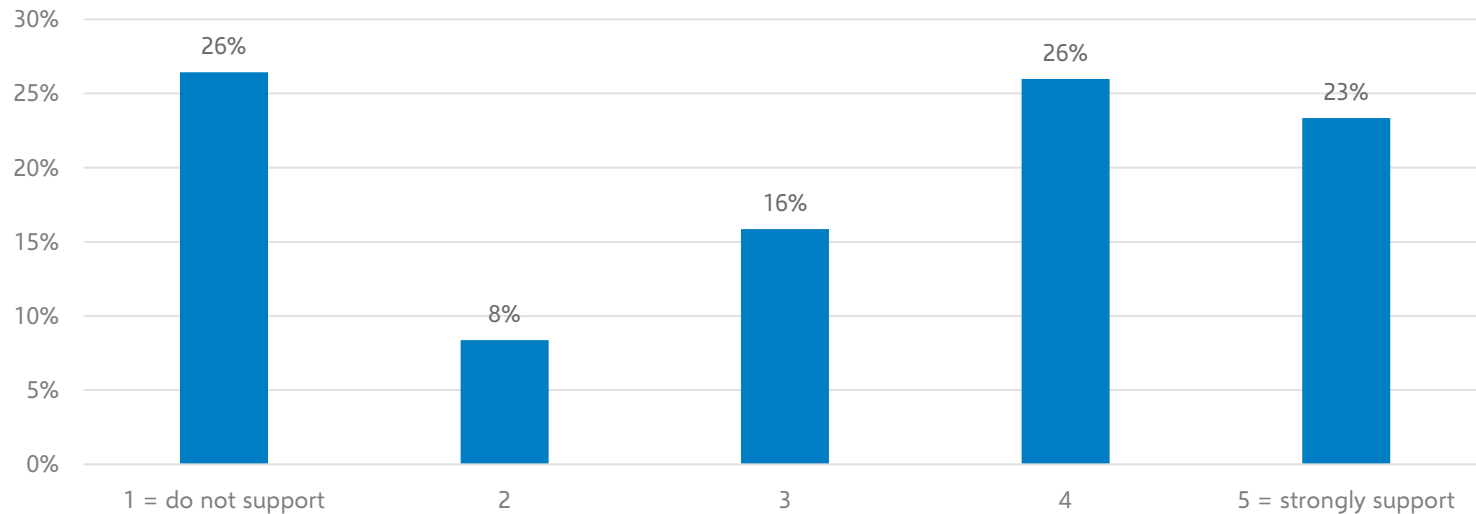


*119 out of 135 respondents answered this question.

Long Survey: Land Use Alternatives



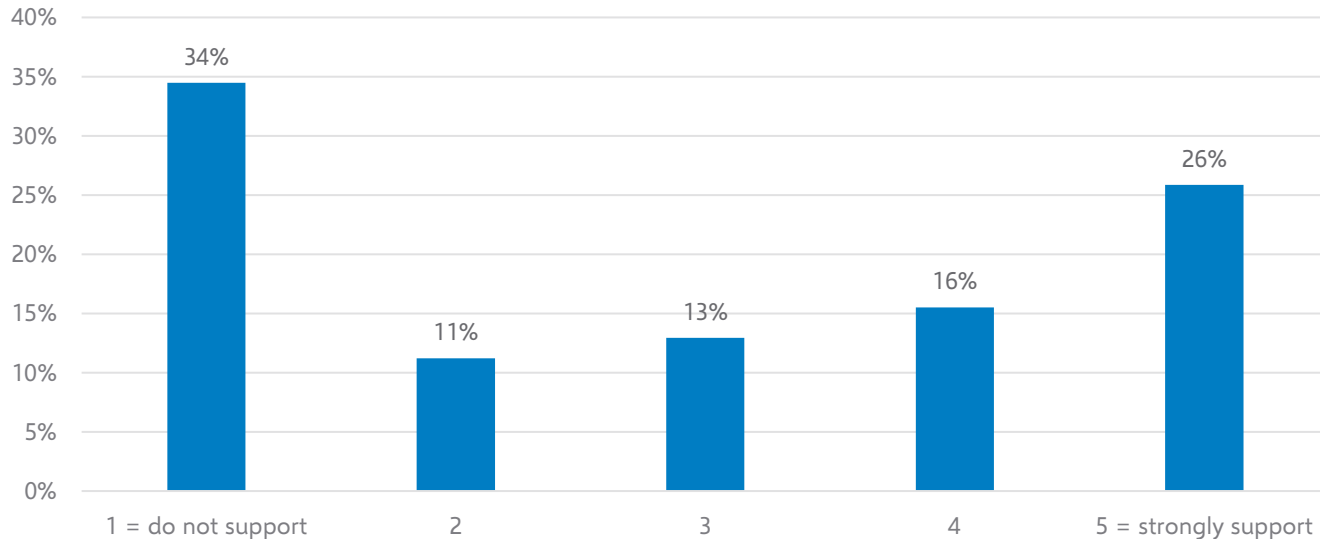
Alternatives #3 and #4 both include a new Economic Development Area near Efland south of West Ten Road that could provide new employment opportunities and tax base for the County. What is your level of support for changing the County's current approach of managing land use to allow for this new Economic Development Area?



Long Survey: Land Use Alternatives



Considering Alternative #4, what is your level of support for changing the County's current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.



Long Survey: Land Use Alternatives



Participants were asked to provide any additional reactions for the land use alternatives. From 313 comments shared, some themes emerged:

- **Preservation of Rural Character:** Comments expressed that participants value maintaining the rural character of Orange County, expressing concerns over suburban sprawl and the encroachment of urban-style development into rural areas.
- **Climate Crisis and Environmental Stewardship:** The importance of addressing climate change was frequently mentioned, with comments calling for policies that protect natural resources, limit car dependency, and manage stormwater and watershed health.
- **Environmental Protection:** Comments shared support for protecting open space, local watersheds, agricultural lands, and wildlife habitats, with several respondents advocating for stricter environmental protections to safeguard these resources.
- **Support for Forward-Thinking, Long-Term Planning:** Respondents frequently noted that the current land use approach, based on large-lot single-family housing, needs to reflect a more balanced approach, particularly to encourage mixed-use or higher-density housing options while also meeting environmental protection goals.
- **Need for Affordable and Diverse Housing:** Many emphasized the need for affordable and varied housing types, including options that cater to young families and an aging population, rather than large single-family lots that drive up housing costs and limit accessibility.
- **Economic Development Challenges:** Comments noted the limited commercial and economic opportunities in rural areas, with some advocating for retail and commercial development in targeted corridors. Other comments expressed concern over industrial expansion in rural areas.
- **Support for Mixed-Use, Higher-Density Development:** Comments appreciate the focus on high-density, mixed-use centers, seeing it as a sustainable way to reduce car dependency, promote walkability, and enhance community connections.
- **Infrastructure and Traffic Concerns:** Some comments raised concerns about the impact on local roads and schools, emphasizing the need for infrastructure upgrades to support increased density without overwhelming existing resources.
- **Management of Private Water and Wastewater Systems:** Respondents shared questions about private community water and wastewater systems, noting maintenance, any regulatory challenges to development, and potential costs.
- **Support for Rural Conservation Neighborhoods:** Comments supported the concept of rural conservation neighborhoods, appreciating the balance it offers between development and conservation by clustering homes and preserving open space.

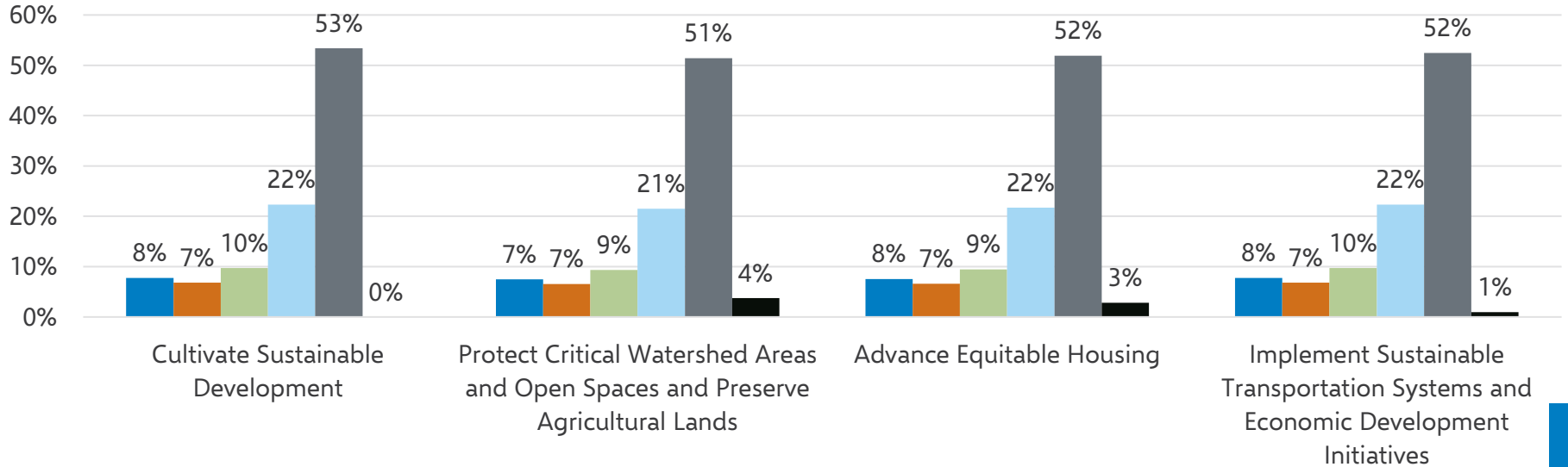


Long Survey: Vision Themes Responses

Long Survey: Vision Themes



Do you support each Vision Theme listed below as the land use aspirations for Orange County over the next 25 years?



*263 out of 420 respondents answered this question.

■ 1 = Do Not Support ■ 2 ■ 3 ■ 4 ■ 5 = Strongly Support ■ Blank

Long Survey: Vision Themes



Long Survey

Participants were asked to provide additional comments regarding the **Vision Themes**. Out of **40 comments**, participants shared:

- **Desire for Clear and Direct Language:** Respondents want to see clear definitions for each description to support effective goal-setting.
- **Emphasis on Preserving Rural Character and Open Spaces:** There is a strong preference for maintaining Orange County's rural areas and natural beauty, with many urging against overdevelopment that could harm local ecosystems and the community's character.
- **Prioritizing Affordable Housing for Residents:** Respondents stressed the need for affordable housing options, particularly for long-term residents, families, and essential workers.
- **Support for Sustainable and Green Transportation:** While some support transportation improvements, there is a preference for sustainable solutions like public transit, biking, and walking infrastructure rather than expanding roads that may increase car dependency.
- **Balancing Environmental Protection with Development:** Many expressed that while growth is necessary, it should not come at the expense of vital green spaces, wildlife habitats, and agricultural lands, advocating for development that respects ecological needs.



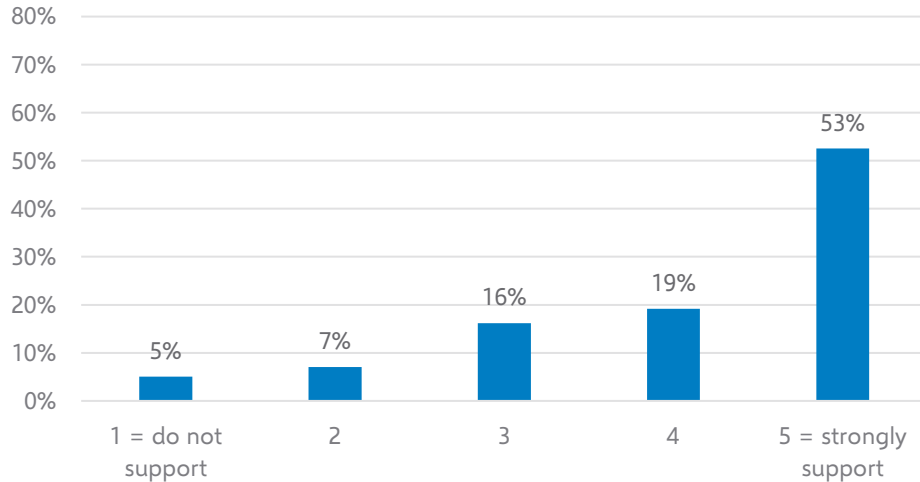
Long Survey: Goals Responses

Long Survey: Goals

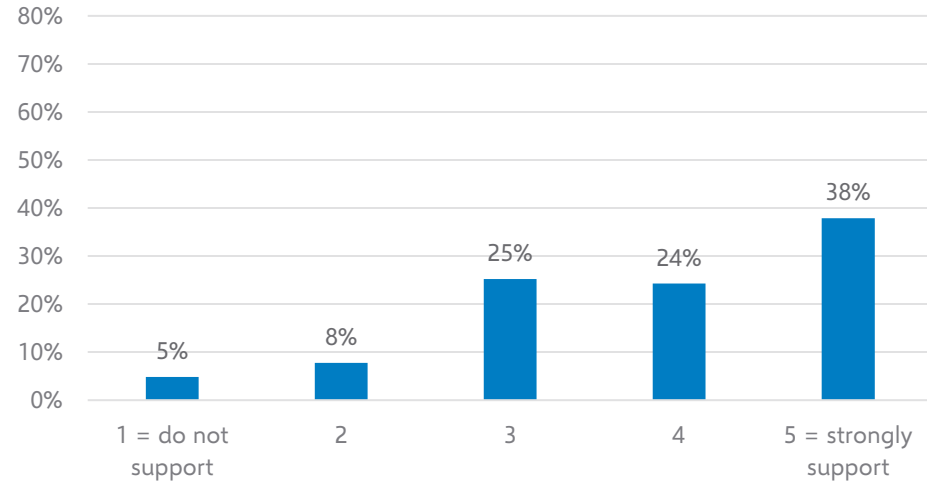


Long Survey: Do you support each Goal listed below to guide Orange County's land planning efforts over the next 25 years?

Community Equity*



Economy and Employment**



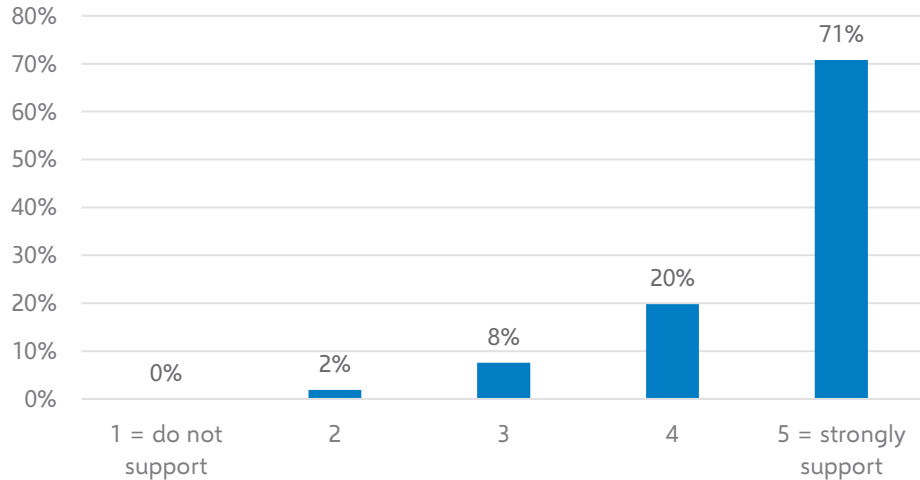
*99 and **103 out of 134 respondents answered these questions.

Long Survey: Goals

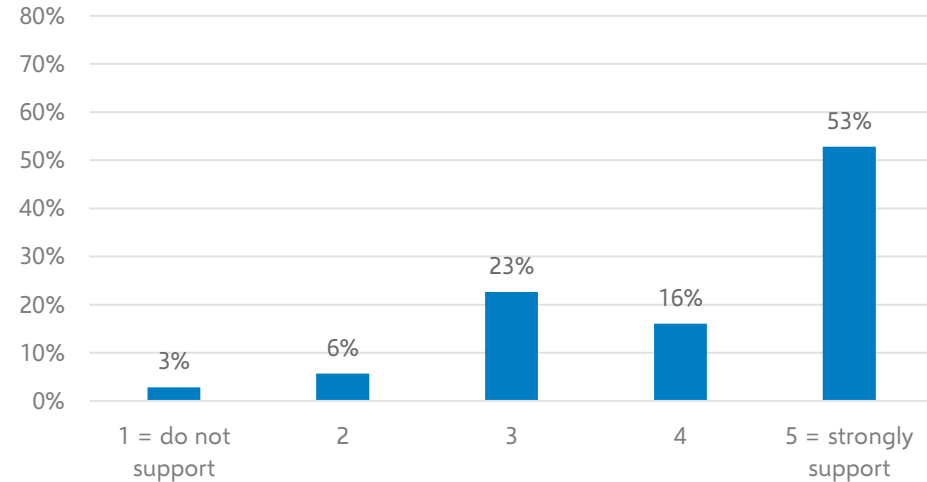


Long Survey: Do you support each Goal listed below to guide Orange County's land planning efforts over the next 25 years?

Environment, Parks, and Recreation



Housing and Affordability



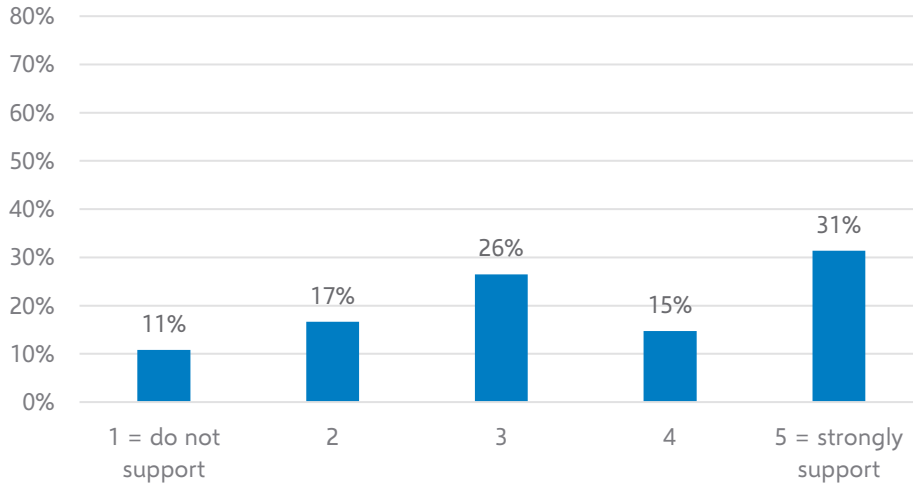
106 out of 134 respondents answered these questions.

Long Survey: Goals

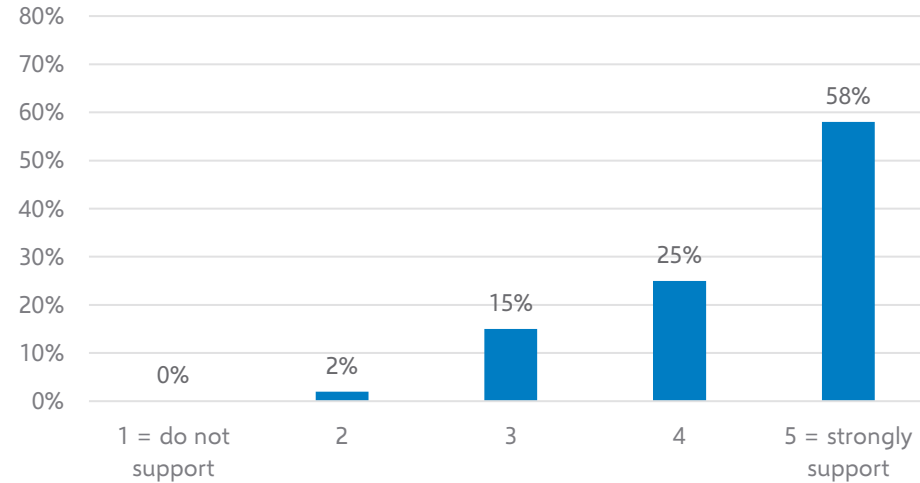


Long Survey: Do you support each Goal listed below to guide Orange County's land planning efforts over the next 25 years?

Regional and Local Growth*



Resiliency and Hazard Mitigation**



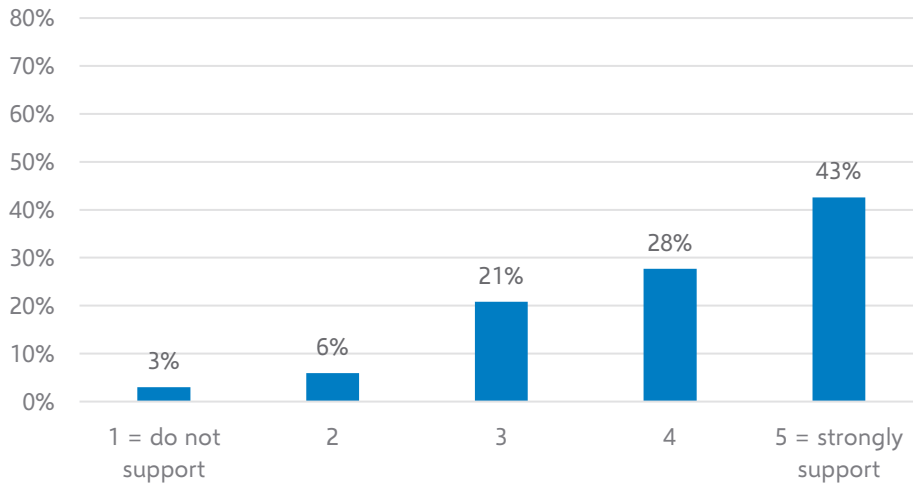
*102 and **100 out of 134 respondents answered these questions.

Long Survey: Goals

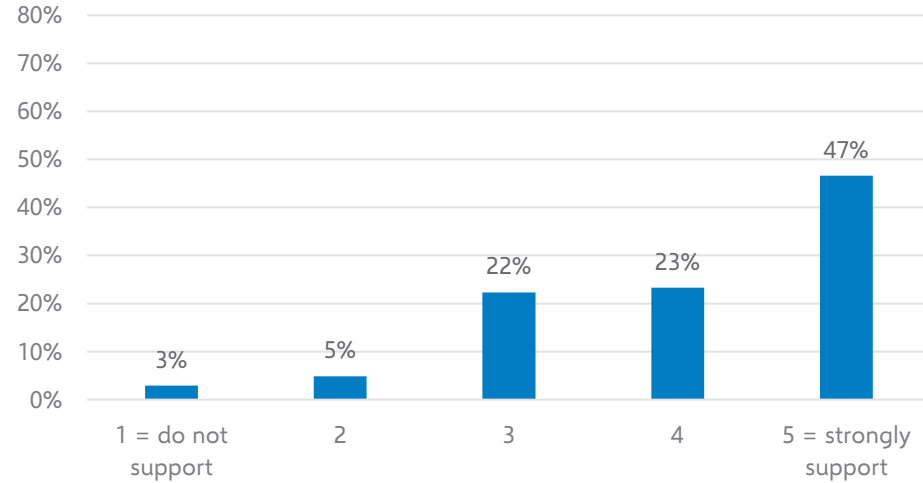


Long Survey: Do you support each Goal listed below to guide Orange County's land planning efforts over the next 25 years?

Services and Community Facilities*



Transportation and Mobility**

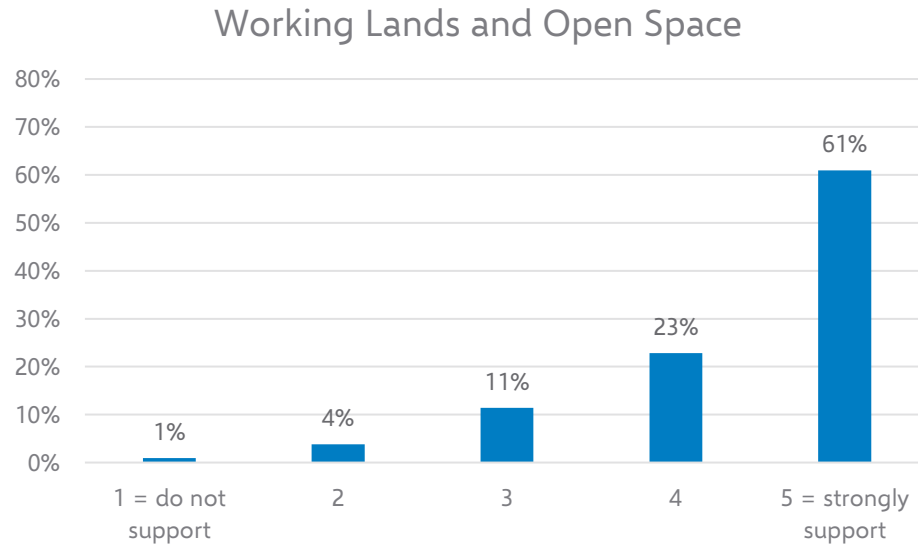


*101 and **103 out of 134 respondents answered these questions.

Long Survey: Goals



Long Survey: Do you support each Goal listed below to guide Orange County's land planning efforts over the next 25 years?



105 out of 134 respondents answered these questions.

Long Survey: Goals



Long Survey

Participants were asked to provide additional comments regarding the **Goals**. Out of **37 comments**, some themes emerged:

- **Support for Environmental and Agricultural Protection:** Comments strongly support protecting critical watersheds, open spaces, and agricultural lands, with some suggesting increased public ownership of protected areas for long-term conservation.
- **Need for Affordable and Equitable Housing:** Comments called for affordable housing options, emphasizing the need for diverse housing types to support all income levels and instead of the trend of only single-family homes being developed.
- **Inclusion of Aging Population Needs:** Comments wanted to see inclusion of the aging population in the Goals, age-friendly housing options, healthcare services, and accessible transportation.
- **Desire for Clear and Direct Language:** Respondents want to see clearer definitions and concrete actions aligned with these terms.
- **Emphasis on Sustainable, Multimodal Transportation:** There is a strong interest in multimodal transportation options, including bike lanes and sidewalks, with less emphasis on car-centric planning, especially in densely populated areas.
- **Desire for Rural Revitalization Through Small-Scale Farming:** Respondents suggested that supporting small, diversified farms could provide employment opportunities and help revitalize rural areas while maintaining the county's agricultural character.
- **Prioritizing Climate Crisis Responses:** Comments stressed that addressing the climate crisis should be a top priority, guiding decisions in development, transportation, and conservation to reduce environmental impact.



Appendices

Appendices



Appendix	Document	Purpose
<u>A</u>	<u>Live/Work Maps</u>	Provide photos of the Live/Work map from the community meetings, where participants placed a red dot on the map approximately where they live and a blue dot approximately where they work.
<u>B</u>	<u>Notes from the 10/9/24 El Centro Meeting</u>	Paraphrased notes from the in-person discussion held at the Chapel Hill-Carrboro Chamber, hosted and translated from Spanish to English by El Centro Hispano staff.
<u>C</u>	<u>Public Engagement Materials</u>	Copies of the printed boards, paper surveys, and exit questionnaires (English, Spanish, and Burmese) provided.
<u>D</u>	<u>Verbatim Comments Documentation</u>	Documentation of the verbatim comments received for open-ended questions or for comments received as elaboration under the response of "Other."
<u>E</u>	<u>Individual and Organization Memos</u>	Memos with feedback received during Community Engagement Window #2 (outside of in-person meetings or the online survey) with comments from individuals or those representing organizations.



Appendix A: Live/Work Maps

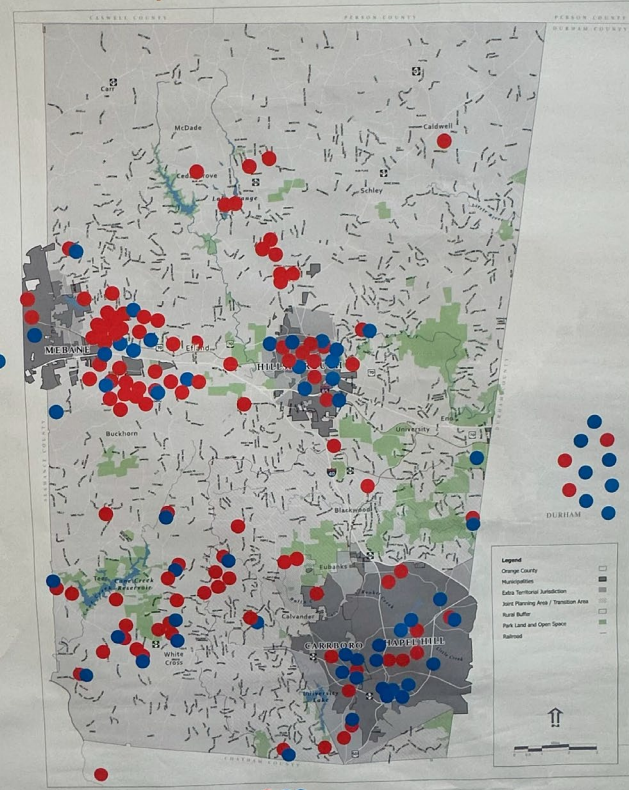
Live/Work Maps

- Staff assisted participants at in-person meetings in placing a red dot on the map approximately where they live and a blue dot approximately where they work:
 - American Legion Post 6 3700 NC-54, Chapel Hill, NC
 - Efland-Cheeks Community Center, 117 Richmond Road, Mebane, NC
 - Jones Grove Missionary Baptist Church, 2713 Coleman Loop Road, Hillsborough, NC
 - Gravelly Hill Middle School, 4801 W Ten Rd, Efland, NC




Tell us about you!


Where do you live? Where do you work?



Instructions

Place the red dot where you live and the blue dot where you work. If you live or work outside of the planning area, place the dot on the edge of the map in the direction to which you travel.

 Where you live

 Where you work

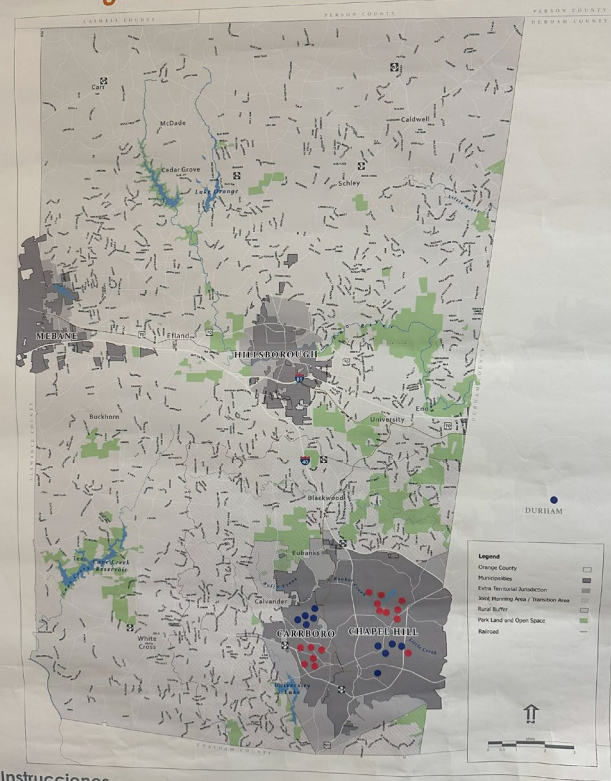
Live/Work Maps

- Staff assisted participants at the following in-person meetings to place a red dot on the map approximately where they live and a blue dot approximately where they work:
 - El Centro Hispano, hosted at the Chapel Hill-Carrboro Chamber, 104 S Estes Drive, Chapel Hill, NC



HÁBLANOS DE TI

¿Dónde vive? ¿Dónde trabaja?



Instrucciones


Coloque el punto rojo donde vive y el punto azul donde trabaja. Si vive o trabaja fuera del área de planificación, coloque el punto en el borde del mapa en la dirección hacia la que viaja.



Donde vive usted



Donde trabaja usted



Appendix B: Notes from El Centro Meeting

Notes from El Centro Meeting 10/9/2024



Apuntes de la jornada de escucha octubre 9, 2024

1;- La mayoría de los latinos vive en el pueblo (Carrboro-Chapel Hill), pero están tratando de salir debido al crecimiento y a que las rentas están muy caras.

Most Latinos live in the town (Carrboro-Chapel Hill), but are trying to leave due to growth and high rents.

2.- En las horas punta en los alrededores de las escuelas y las iglesias se forma mucha congestión

During rush hour there is a lot of traffic around schools and churches.

3.- Redes sociales. Se deben comunicar las noticias en redes sociales, solo los adultos usan Facebook, se necesita que los jóvenes también participen, que tengan sus representantes. Además, mencionan que se necesitan más espacios para que los jóvenes hagan deportes.

Social media. News should be communicated on social media, only adults use Facebook, young people also need to participate, to have their representatives. In addition, they mention that more spaces are needed for young people to do sports.

4.- Encuestas: la comunidad hispana está contenta con la oportunidad de ser escuchados a través de encuestas.

Surveys: The Hispanic community is happy with the opportunity to be heard through surveys.

Thank you to El Centro Hispano for facilitating the discussion and translating the discussion notes.

Notes from El Centro Meeting 10/9/2024, continued



5-. Transporte: el transporte y el tráfico se están volviendo muy lentos. Además mencionan que desean crecimiento pero que se cuide la naturaleza, que el desarrollo no afecte los espacio naturales.

Transport: Transport and traffic are becoming very slow. They also mention that they want growth but that nature is protected, that development does not affect natural spaces.

6.-Vivienda: muchas personas de la comunidad Hispana se han mudado porque las rentas están muy altas y no es posible comprar casas, especialmente para las personas mayores de 60 años.

Housing: Many people in the Hispanic community have moved because rents are too high and it is not possible to buy houses, especially for people over 60 years old.

7.- La comunidad no quiere edificios altos, y existe preocupación por la calidad del agua. Mencionan que han habido problemas de salud por lo mismo.

The community does not want high-rise buildings, and there are concerns about water quality. They mention that there have been health problems due to this.

Notes from El Centro Meeting 10/9/2024, continued



8.- Personas de otros condados vienen a comprar acá. Destacan el Weaver Market, pero también mencionan tiendas antiguas que han desaparecido como por ejemplo una tienda de juguetes educativos.

People from other counties come to shop here. They highlight the Weaver Market, but also mention old stores that have disappeared, such as an educational toy store.

9.- Consultorio: en Carrboro y Chapel Hill hay problemas con ese servicio, las personas deben acudir a Durham (para servicios dentales) o a Raleigh porque tienen más acceso y son más económicos. No hay acceso a las clínicas privadas de la zona pues son muy costosas. Mencionan que la comunidad latina es el 85% de la mano de obra y no tienen apoyo en salud, para ellos es muy difícil conseguirlo.

Clinic: In Carrboro and Chapel Hill there are problems with this service, people have to go to Durham (for dental services) or to Raleigh because they have more access and are cheaper. There is no access to private clinics in the area because they are very expensive. They mention that the Latino community is 85% of the workforce and they do not have health support, it is very difficult for them to get it.

10.- Emprendimiento: los asistentes mencionan que se le han cerrado las puertas a los emprendedores latinos (antes y después de la pandemia) Se requiere más información sobre los permisos y cosas relacionadas.

Entrepreneurship: Attendees mention that doors have been closed to Latino entrepreneurs (before and after the pandemic). More information is needed on permits and related matters.

Thank you to El Centro Hispano for facilitating the discussion and translating the discussion notes.

Notes from El Centro Meeting 10/9/2024, continued



11.- Se necesitan más lugares para caminar, los peatones no pueden caminar porque casi no hay veredas. Andar en bicicleta no se siente seguro y no hay un parque central que reúna a todas las personas. El Weaver market es lindo pero es pequeño

More places to walk are needed, pedestrians can't walk because there are almost no sidewalks. Biking doesn't feel safe and there is no central park that brings everyone together. The Weaver Market is nice but it's small.

12.- Compras: Muchas personas van a comprar y otras cosas a Durham por la variedad de productos, como por ejemplo, arreglar el carro, inspecciones, comprar comida.

Shopping: Many people go to Durham for shopping and other things because of the variety of products, such as car repairs, inspections, and buying food.

13.- Información a los jóvenes: este tipo de actividades deben informarse en las universidades, para que los jóvenes se involucren, ellos son el futuro.

Information for young people: this type of activity should be rtrted in universities, so that young people get involved, they are the future.

14.- Preocupación por los vagabundos: proponen que se haga un plan para integrarlos a la vida social y laboral, que no sean expulsados.

Thank you to El Centro Hispano for facilitating the discussion and translating the discussion notes.

Notes from El Centro Meeting 10/9/2024, continued



14.- Preocupación por los vagabundos: proponen que se haga un plan para integrarlos a la vida social y laboral, que no sean expulsados.

Concern for homeless people: they propose that a plan be made to integrate them into social and working life, so that they are not expelled.

15.- Las personas que se mudan por cuestiones económicas se van a Alamance, pero la gente extraña la esencia de Carrboro y Chapel Hill. Las personas se mudan por cuestiones económicas

People who move for economic reasons go to Alamance, but people miss the essence of Carrboro and Chapel Hill. People move for economic reasons

16.- Destacan la importancia de las carreteras, la conectividad y los parques recreativos.

They highlight the importance of roads, connectivity and recreational parks.

Notes from El Centro Meeting 10/9/2024, continued



① La mayoría de la gente vive en el pueblo y están tratando de salir, mucho crecimiento y rentas muy caras

② En las horas punta alrededor de las escuelas y las iglesias se pone mucha congestión.

③ Redes sociales, eventos grandes, adultos en Ft. Representante de la comunidad latina jóvenes, y considera p' los jóvenes latinos necesitan + lugares para hacer deportes.
lista de grupos:

④ Encuentros: gran número de comunidad hispana, 20 años movilidad en autobuses
de comunidad coincide en punta en una excelente oportunidad x ser escuchados
↑ transporte; y el tráfico se está volviendo muy lento.
Diseñan crecimiento pero los preocupan y' el dño a parte la naturaleza

El tiempo está cambiando
espero que pronto se ponga un poco de calor
ya que el invierno ya se fue y no muy largo

Dillo con la naturaleza: Muy importante.

- Mucha gente de la comunidad se ha mudado x' las rentas están muy altas y no es posible comprar casas, especial. a la comunidad mayor de 60.
- No edificios altos y la comunidad está preocupada x la calidad del agua y han habido problemas de salud x lo mismo
- La comunidad está feliz con los encuentros y quieren mucho la ciudad de Cambridge. Personas de otros con dolo vienen a comprar aca. Dato de Waverly Market. se extrañan también y' han de se poner de juguetes educativos x ejemplo.

Thank you to El Centro Hispano for facilitating the discussion and translating the discussion notes.



Appendix C: Public Engagement Materials

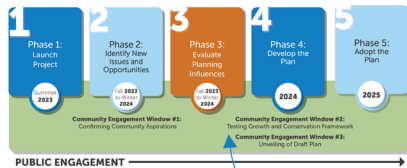
Public Engagement Materials (English)



CHOICES FOR OUR FUTURE

What is the Orange County Land Use Plan 2050?

In 2023, Orange County launched a planning process that will result in a rewrite of one of Orange County's key policy documents, called the Orange County Land Use Plan. The Plan will serve to guide the County's growth and conservation effort through the year 2050.



How Can I Participate Today?

Have a few minutes? Please complete the short survey or longer survey using this QR code. You can also complete using the paper copies provided.



To learn more, use the QR code or URL below.

[orangecountylanduseplan.com](https://www.orangecountylanduseplan.com)



Use this QR code to visit the project website and sign up for email updates.



Short Survey: Conservation and Growth in Orange County



1. I support Orange County's current approach to guiding conservation and growth in unincorporated Orange County. (See map provided by staff for unincorporated Orange County.)

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't Know/No Opinion

2. To protect priority agricultural, environmental, and rural lands, I support further restricting development in unincorporated Orange County.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't Know/No Opinion

3. To provide more housing choices, I support residential development in unincorporated Orange County as long as it permanently protects priority agricultural, wildlife habitat, or watershed lands on the development site.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't Know/No Opinion

4. To provide more housing choices, I support higher-density residential mixed-use developments, such as townhomes and apartments over shops, in a few locations in unincorporated Orange County that could be served by town water and sewer.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't Know/No Opinion

5. To provide more employment opportunities in unincorporated Orange County, I support the development of new employment centers near I-85 and Mebane.

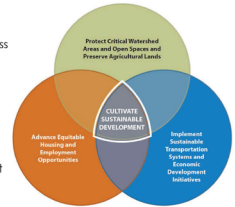
- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't Know/No Opinion

Short Survey: Vision Themes

The following Vision Themes are intended to express the direction of the Orange County 2050 Land Use Plan and articulate the County's approach to sustainable development.

By 2050, Orange County will cultivate sustainable development by:

- Protecting Critical Watershed Areas and Open Spaces and Preserving Agricultural Lands
- Advancing Equitable Housing and Employment Opportunities
- Implementing Sustainable Transportation Systems and Economic Development Initiatives



6. Do the Vision Themes address Orange County's needs over the next 25 years? Please fill in your level of support on the scale, with 1 being not very supportive, and 5 being very supportive.

	1	2	3	4	5
1. Cultivate Sustainable Development					
2. Protect Critical Watershed Areas and Open Spaces and Preserving Agricultural Lands					
3. Advance Equitable Housing and Employment Opportunities					
4. Implement Sustainable Transportation Systems and Economic Development Initiatives					

not very supportive very supportive

7. Is there anything else you'd like to share with us?

If you have more time, please fill out the exit questionnaire! See a staff member for details.

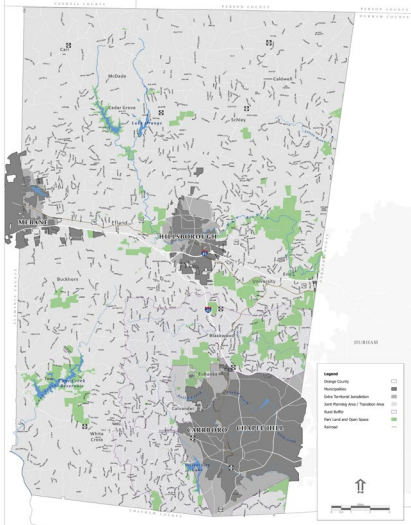
If you would like to learn more about the Orange County Land Use Plan 2050 or provide more detailed feedback, please visit the project website: <https://www.orangecountylanduseplan.com/>

Public Engagement Materials (English)



Tell us about you!

Where do you live? Where do you work?



Instructions

Place the red dot where you live and the blue dot where you work. If you live or work outside of the planning area, place the dot on the edge of the map in the direction to which you travel.

Where you live

Where you work



CHOICES FOR OUR FUTURE

What is the Orange County Land Use Plan 2050?

In 2023, Orange County launched a planning process will result in a rewrite of one of Orange County's key policy documents, called the Orange County Land Use Plan. The Orange County Land Use Plan 2050 will serve to guide the County's growth and conservation efforts through the year 2050. By setting goals and objectives, County officials can use the document to guide land use policy decisions that effectively provide a high quality of life for community members.

What is Land Use Alternatives Modeling?

Land use alternatives modeling (also called "scenario planning") is the process of comparing multiple future, hypothetical, land use patterns. For example, this could look at how much residential or non-residential development capacity exists or how much land is conserved or left undeveloped. Land use alternatives modeling attempts to evaluate the impacts of building one type of development versus another, or of conserving the land instead.

The key question to answer through this exercise is: Which aspects of the land use alternatives best achieve the desired balance of sustainable development in Orange County?

To learn more about the land use alternatives modeling, you can read the report here: <https://www.orangecountylanduseplan.com/resources>



How Can I Participate Today?

- 1 Review the Land Use Alternatives**
Review the four land use alternatives modeled for Orange County's future.
- 2 Review the Vision Themes & Goals**
Review the draft Vision Themes and Goals for the Orange County Land Use Plan 2050.
- 3 Submit your feedback!**
You can share your feedback in one of two ways:

A Use the Comment Forms provided.

B Submit your feedback online: www.orangecountylanduseplan.com



Use the QR code below to learn more on the project website and sign up for email updates.



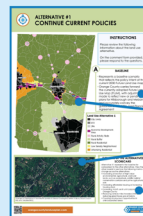
[orangecountylanduseplan.com](https://www.orangecountylanduseplan.com)



LAND USE ALTERNATIVES

Summary of the Land Use Alternatives

- 1 Continue Current Policies**
 - Baseline scenario
 - Represents future if no changes are made to current policies
 - Includes updates to reflect Hillsborough's and Mebane's growth and planning areas and the Joint Planning Agreement (JPA) near Chapel Hill
- 2 Enhance Agricultural and Environmental Protections**
 - Tests a policy direction that protects priority agricultural, environmental, watershed, and rural lands
 - Limits the extent of new housing opportunities
 - Assumes that new housing will be accommodated within municipalities
- 3 Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations**
 - Tests a policy direction that allows for the creation of Rural Conservation Neighborhoods (conservation subdivisions) in suitable locations
 - Rural Conservation Neighborhoods include a mix of housing types, protect key ecologically valuable areas of the site, and by permanently protecting open space
- 4 Add Higher Intensity, Mixed-Use Centers in Strategic Locations**
 - Tests a policy direction that allows for the development of higher density housing types and commercial/employment areas in strategic locations
 - Mixed use centers will require municipal water and sewer services



Learn More About Each Alternative

Review the following boards to learn more about the different aspects of each land use alternative, explained below.

Call out boxes and leader lines to the map identify what's different about each alternative.

The map shows the modeled land use categories applied within each land use alternative.

A photo provides an aerial example from Orange County of the modeled land use.

The scorecard compares the alternative to Alternative #1 (baseline) across five categories.



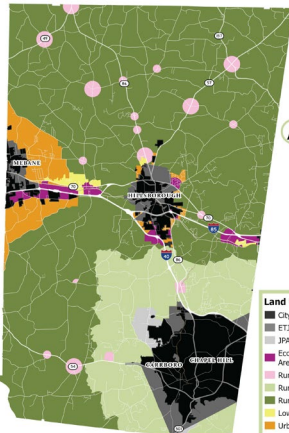
[orangecountylanduseplan.com](https://www.orangecountylanduseplan.com)



Public Engagement Materials (English)



ALTERNATIVE #1 CONTINUE CURRENT POLICIES



INSTRUCTIONS

Please review the following information about the land use alternative.

On the comment form provided, please respond to the questions.



BASELINE

- Represents a baseline scenario that reflects the policy intent of the current 2030 Future Land Use map
- Orange County carries forward the currently adopted Future Land Use Map (FLUM), with adjustments made to reflect new or pending plans for Hillsborough and Mebane and accurately convey the guidance of the 1986 Joint Planning Agreement (JPA)



ELEMENTS OF THE ALTERNATIVES SCORECARD

Alternative #1 represents the baseline for comparison to the other alternatives. View the other boards to see how the following metrics change across the alternatives:

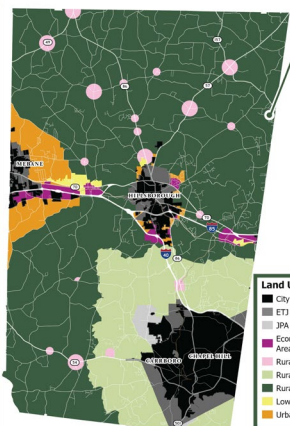
- Increasing protection of high-value environmental, agricultural, and rural lands, such as watersheds, wildlife habitat conservation corridors and prime agricultural soils
- Increasing housing stock
- Increasing the potential for transit use in unincorporated Orange County
- Reducing vehicle miles traveled (VMT) or reducing greenhouse gas emissions
- Creating new employment opportunities in unincorporated areas



Example of Subdivision in Rural Buffer (near of Osborn Crossing Rd, Bethel Historic Grove Church Rd, and Darrin Rd)



ALTERNATIVE #2 ENHANCE AGRICULTURAL AND ENVIRONMENTAL PROTECTIONS



LOWER RESIDENTIAL DENSITIES

- Focus on protecting priority agricultural, environmental, watershed, and rural lands
- Would lower densities for all residential areas (except Urbanizing Residential and Lower Density Residential)
- Would limit amount of housing that could be built in unincorporated Orange County through more restrictive residential density policies
- Would not require changes to water/wastewater policies; users would rely on individual well and septic systems



ALTERNATIVES SCORECARD

In comparison to Alternative #1 (baseline), Alternative #2 scores as follows:

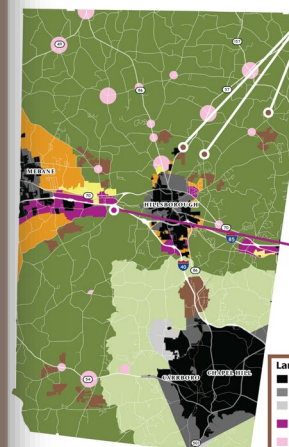
Increasing protection of high-value environmental, agricultural, and rural lands	MEDIUM
Increasing housing stock	LOW
Reducing VMT or reducing greenhouse gas emissions	MEDIUM
Increasing the potential for transit use in unincorporated Orange County	LOW
Creating new employment opportunities in unincorporated areas	LOW



Example of large city limit of city of, near Medicine Creek Rd.



ALTERNATIVE #3 ADD LOW-IMPACT, RURAL CONSERVATION NEIGHBORHOODS IN STRATEGIC LOCATIONS

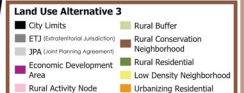


RURAL CONSERVATION NEIGHBORHOODS

- Would encourage Rural Conservation Neighborhoods in strategic locations (outside of Critical Water Supply Watershed and avoiding within Protected Water Supply Watersheds and conservation habitat corridors as feasible)
- Would require that new Rural Conservation Neighborhoods permanently protect 40% of site, prioritizing key areas (farms, ecological areas, habitat, etc.)
- Would offer the potential for a mix of housing types and neighborhood-scale commercial in Rural Conservation Neighborhoods
- Education and communication regarding community systems (water and wastewater) should occur

ECONOMIC DEVELOPMENT AREA

Alternative #3 includes a new Economic Development Area near Efford south of West Ten Road to provide greater economic development opportunities within the county.



ALTERNATIVES SCORECARD

In comparison to Alternative #1 (baseline), Alternative #3 scores as follows:

Increasing protection of high-value environmental, agricultural, and rural lands	MEDIUM
Increasing housing stock	HIGH
Reducing VMT or reducing greenhouse gas emissions	LOW
Increasing the potential for transit use in unincorporated Orange County	MEDIUM
Creating new employment opportunities in unincorporated areas	MEDIUM

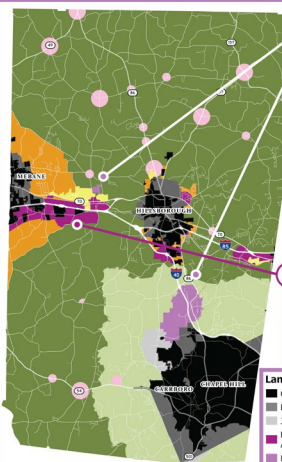


Example of Rural Conservation Neighborhood (near of Whitfield Rd. and Creekwood Dr. near 140)

Public Engagement Materials (English)



ALTERNATIVE #4 ADD HIGHER INTENSITY, MIXED-USE CENTERS IN STRATEGIC LOCATIONS

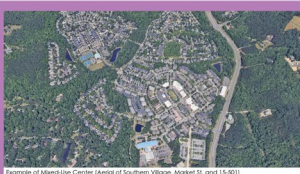
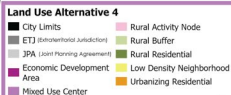


A MIXED USE CENTERS

- Would allow two areas to provide higher-density, mixed-use developments that could provide residential and commercial/employment, including a mix of residential housing types
- Would only allow Mixed Use Centers outside of Critical Water Supply Watersheds and conservation habitat corridors
- Would allow two Mixed Use Centers to be located adjacent to municipalities to increase the feasibility for extension of public water and wastewater utilities
- Would require changes to water/wastewater policies to allow for expansion of public water and sewer systems to these sites

B ECONOMIC DEVELOPMENT AREA

Alternative #4 includes a new Economic Development Area near Efland south of West Ten Road to provide greater economic development opportunities within the county.



Example of Mixed-Use Center (Aerial of Southern Village, Market 31, and 15-501)

ALTERNATIVES SCORECARD In comparison to Alternative #1 (baseline).

Alternative #4 scores as follows:

Increasing protection of high-value environmental, agricultural, and rural lands	LOW
Increasing housing stock	MEDIUM
Reducing VMTs or reducing greenhouse gas emissions	MEDIUM
Increasing the potential for transit use in unincorporated Orange County	HIGH
Creating new employment opportunities in unincorporated areas	HIGH

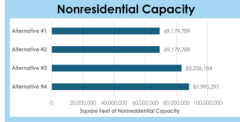
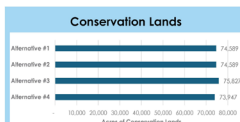


LAND USE ALTERNATIVES: OUTCOMES

COMPARISON OF OUTCOMES ACROSS ALTERNATIVES

The modeled land use alternatives have been compared across three **quantitative** outcomes (acres of conservation lands, residential capacity in dwelling units, and non-residential capacity in square feet) and five **qualitative** outcomes (housing, transit, vehicle miles traveled/ greenhouse gases, employment, and environmental protection).

	Conservation Lands		Residential Capacity		Nonresidential Capacity	
	Conservation Lands (Acres)	Comparison to Alternative #1 (Baseline)	Total Number of Dwelling Units	Comparison to Alternative #1 (Baseline)	Square Feet	Comparison to Alternative #1 (Baseline)
Alternative #1: Continue Current Policies	74,589	100%	46,669	100%	69,179,789	100%
Alternative #2: Enhance Agricultural and Environmental Protections	74,589	100%	38,366	82%	69,179,789	100%
Alternative #3: Add Low Impact, Rural Conservation Neighborhoods in Strategic Locations	75,827	102%	49,417	106%	83,226,184	120%
Alternative #4: Add Higher Intensity, Mixed-Use Centers in Strategic Locations	73,947	99%	48,860	105%	87,995,297	127%



Land Use Alternatives Scorecard

	Alternative #2	Alternative #3	Alternative #4
Increasing protection of high-value environmental, agricultural, and rural lands	Medium	Medium	Low
Increasing housing stock	Low	High	Medium
Reducing VMTs or reducing greenhouse gas emissions	Medium	Low	Medium
Increasing potential for transit use in unincorporated Orange County	Low	Medium	High
Creating new employment opportunities in unincorporated areas	Low	Medium	High



Public Engagement Materials (English)



DRAFT VISION THEMES

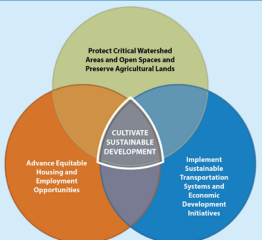
We heard your input from Community Engagement Window #11 Based on ideas from the community, the following Vision Themes have been drafted. Please review them and use the comment form provided to respond to the questions.

VISION THEMES

The following Vision Themes are intended to express the direction of the Orange County 2050 Land Use Plan and articulate the County's land use priorities.

Cultivate Sustainable Development

Orange County will cultivate responsible and equitable land use and environmental policies that meet the needs of the present community without compromising the ability of future generations to meet their own needs. Recognizing the interconnectedness of social, economic, and environmental sustainability, the County will accomplish this through the following:



Protecting Critical Watershed Areas and Open Spaces and Preserving Agricultural Lands

The County will ensure the sustainability, resiliency, and health of our natural resources by protecting wildlife habitats and migration corridors, riparian areas, open spaces, and critical lands vital to water resources. It will also preserve our natural and cultural heritage sites, agricultural lands, and working forests as important contributors to our local quality of life and economy.



Advancing Equitable Housing

The County will be home to a thriving community supported by development of diverse and equitable housing opportunities for all community members that increase access to needed and desired amenities, public transportation, employment, and commercial centers.



Implementing Sustainable Transportation Systems and Economic Development Initiatives

The County will reduce vehicle miles traveled by enhancing walking, biking, and public transit opportunities to lower GHG (greenhouse gas) emissions and help achieve our overarching climate action goal of 100% GHG (greenhouse gas) reductions by 2050. Economic development efforts will integrate the County's commitment to sustainable practices in transportation, land use, and accessible housing, fostering a more balanced tax base.



DRAFT GOALS

We heard your input from Community Engagement Window #11 Based on ideas from the community, the following Goals have been drafted. Please review them and use the comment form provided to respond to the questions.

GOALS

During the next 25 years, Orange County will strive to achieve the following goals through its land use planning policies and efforts.

Community Equity

Create an environment in which all are welcomed, represented, empowered to contribute, and connected with their community. Dismantle historic land use inequalities by ensuring fair and equitable access to housing, employment, transportation, services and community facilities, natural areas, parks, and recreation that contribute to health and quality of life.



Regional and Local Growth

Position Orange County as a leader in the region for balancing the competing needs of conservation and growth priorities. Undertake a balanced approach to meet local needs for growth, while protecting key environmental and agricultural assets.



Resiliency and Hazard Mitigation

Mitigate the impacts of hazards such as extreme heat, drought, flooding, and other severe weather events, through climate-resilient and green infrastructure designs and infrastructure systems.



Economy and Employment

Enhance Economic Development Districts (EDDs) to foster development of new businesses that reinforce the County's commitment to sustainable development through site design and green building practices, leverage multimodal transportation options, advance the economic upward mobility of community members, and diversify the local tax base.



Services and Community Facilities

Partner with municipalities and utility providers in Orange County to provide services and community facilities that support the County's Conservation and Growth Framework (the Future Land Use Map and 2050 Land Use Plan policy guidance); maximize available resources; are fiscally responsible; are land, energy, and water efficient; and promote resiliency within our community.



Environment, Parks, and Recreation

Protect and sustain the county's natural resources for the continued good of all, including tree canopy enhancements and water, stream, and wildlife habitat protection. Provide equitable access to Orange County's abundant natural resources and high-quality parks and recreation facilities.



Housing and Affordability

Reduce the number of cost burdened households and increase the number of workers that live and work in Orange County by supporting development of a diverse array of housing options for community members. Housing should be safe, climate-smart, high quality, affordable to different household incomes, and accessible to key destinations such as healthcare, employment, and community resources.



Working Lands and Open Space

Limit the loss of farms, other working lands, and open spaces by guiding growth to areas near existing towns and away from priority protection areas (conservation corridors, water supply watersheds, and priority agricultural protection areas). Continue to implement and encourage programs that preserve the county's highest quality agricultural and working lands. Prioritize carbon sequestration to protect land resources and support climate goals.



Public Engagement Materials (English)

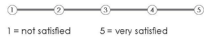


SHARE YOUR FEEDBACK!

Please respond to any or all of the following questions to share your thoughts about the future of Orange County.

LAND USE ALTERNATIVE #1 - CONTINUE CURRENT POLICIES

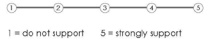
Considering Alternative #1, what is your level of satisfaction with the County's current approach to managing land use? Please circle your level of satisfaction on the scale, with 1 being not satisfied and 5 being very satisfied.



Provide any additional reactions here.

LAND USE ALTERNATIVE #2 - ENHANCE AGRICULTURAL AND ENVIRONMENTAL PROTECTIONS

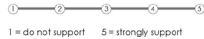
Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.



Provide any additional reactions here.

LAND USE ALTERNATIVE #3 - ADD LOW-IMPACT, RURAL CONSERVATION NEIGHBORHOODS IN STRATEGIC LOCATIONS

Considering Alternative #3, what is your level of support for changing the County's current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.



Provide any additional reactions here.

LAND USE ALTERNATIVE #3 - ADD LOW-IMPACT, RURAL CONSERVATION NEIGHBORHOODS IN STRATEGIC LOCATIONS

The Rural Conservation Neighborhoods included in Alternative #3 would likely require private community water and sewer systems to serve these developments. What is your level of support for allowing the development of private water and wastewater systems to support this type of development? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.



1 = do not support 5 = strongly support

Provide any additional reactions here.

LAND USE ALTERNATIVE #4 - ADD HIGHER INTENSITY, MIXED-USE CENTERS IN STRATEGIC LOCATIONS

Considering Alternative #4, what is your level of support for changing the County's current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.



1 = do not support 5 = strongly support

Provide any additional reactions here.

The mixed-use centers included in Alternative #4 would likely require extension of public water and sewer systems to serve these developments. What is your level of support for extending public water and sewer to support this type of development? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.



1 = do not support 5 = strongly support

Provide any additional reactions here.

LAND USE ALTERNATIVES #3 AND LAND USE ALTERNATIVE #4

Alternatives #3 and #4 both include a new Economic Development Area near Eftand south of West Ten Road that could provide new employment opportunities and tax base for the County. What is your level of support for changing the County's current approach of managing land use to allow for this new Economic Development Area?



1 = do not support 5 = strongly support

Provide any additional reactions here.

Is there anything else about these land use alternatives that you would like to share with the County?

Please continue the survey on the following pages.

Public Engagement Materials (English)



VISION THEMES

Do you support each Vision Theme listed below as the land use aspirations for Orange County over the next 25 years? (See the station board for the full Vision Theme statements.) Please circle your level of support on the scale, with 1 being do not support, and 5 being strongly support.

Cultivate Sustainable Development

1 2 3 4 5
1 = do not support 5 = strongly support

Protect Critical Watershed Areas and Open Spaces and Preserve Agricultural Lands

1 2 3 4 5
1 = do not support 5 = strongly support

Advance Equitable Housing

1 2 3 4 5
1 = do not support 5 = strongly support

Implement Sustainable Transportation Systems and Economic Development Initiatives

1 2 3 4 5
1 = do not support 5 = strongly support

Please provide any additional feedback here.

GOALS

Do you support each Goal listed below to guide Orange County's land planning efforts over the next 25 years? (See the station board for the full Goal statements.) Please circle your level of support on the scale, with 1 being do not support, and 5 being strongly support.

Community Equity

1 2 3 4 5
1 = do not support 5 = strongly support

Economy And Employment

1 2 3 4 5
1 = do not support 5 = strongly support

Environment, Parks, And Recreation

1 2 3 4 5
1 = do not support 5 = strongly support

Housing And Affordability

1 2 3 4 5
1 = do not support 5 = strongly support

Regional And Local Growth

1 2 3 4 5
1 = do not support 5 = strongly support

Resiliency And Hazard Mitigation

1 2 3 4 5
1 = do not support 5 = strongly support

Services And Community Facilities

1 2 3 4 5
1 = do not support 5 = strongly support

Transportation And Mobility

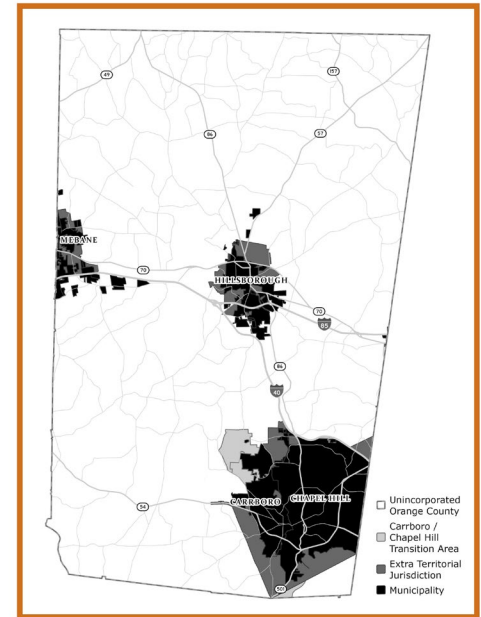
1 2 3 4 5
1 = do not support 5 = strongly support

Working Lands And Open Space

1 2 3 4 5
1 = do not support 5 = strongly support

Please provide any additional feedback here.

Thank you for your feedback! Please consider completing the exit questionnaire if time allows. See a staff member for details.



Public Engagement Materials (English)



EXIT QUESTIONNAIRE

Please share a little about yourself so we know who has participated in the Orange County Land Use Plan 2050 process.



TELL US ABOUT YOUR EXPERIENCE

How did you hear about the Orange County Land Use Plan?

Were you comfortable sharing your input today?

Yes No Other: _____

Will you participate in future events?

Yes No Maybe

Did you previously participate in one of the prior engagement meetings or online engagement held October 2023 - February 2024?

Yes No Not Sure

TELL US ABOUT YOURSELF

If you are willing to share some information about yourself, it will help us ensure we are reaching a broad set of voices.

Which racial group do you most closely identify with?

Asian Black / African-American American Indian / Alaska Native
 White / Caucasian Two or more races
 Other: _____

Do you identify as Hispanic / Latinx? Yes No

Do you live in Orange County? Yes No

Do you work in Orange County? Yes No

What is your age?

<15 years 15-24 years 25-34 years 35-44 years 45-54 years 55-64 years 65 years or over

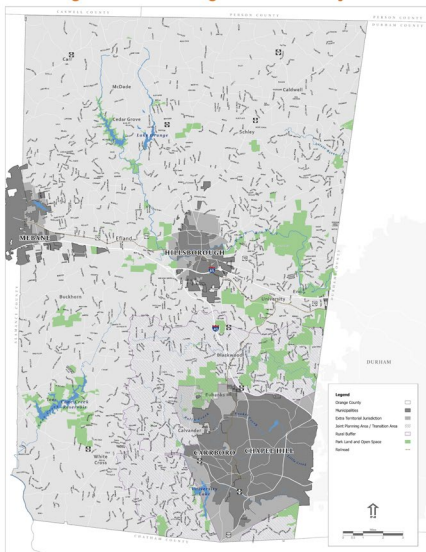
Is there anything else you'd like to share with us?

Public Engagement Materials (Spanish)



HÁBLANOS DE TI

¿Dónde vive? ¿Dónde trabaja?



Instrucciones

Coloque el punto rojo donde vive y el punto azul donde trabaja. Si vive o trabaja fuera del área de planificación, coloque el punto en el borde del mapa en la dirección hacia la que viaja.

● Donde vive usted

● Donde trabaja usted

CUESTIONARIO DE SALIDA



Por favor, comparta un poco sobre usted para que sepamos quién ha participado en el proceso del Plan de Uso de Suelos del Condado de Orange 2050.

CUÉNTENOS SU EXPERIENCIA

¿Cómo escucho hablar del Plan de Uso de Suelos del Condado de Orange?

¿Se sintiste cómodo compartiendo sus aportes hoy?
 Sí No Otro: _____

¿Participará en eventos futuros?
 Sí No Tal vez

CUÉNTENOS SOBRE USTED

Si está dispuesto a compartir alguna información sobre usted, nos ayudará a garantizar que llegemos a un amplio conjunto de voces.

¿Con qué grupo racial se identifica usted más?

asiático negro / Afroamericano Indio americano / nativo de Alaska
 blanco / caucásico Dos o más razas
 Otro: _____

¿Se identifica como hispano/Latinx? Sí No

¿Vive usted en el Condado Orange? Sí No

¿Trabaja en el Condado Orange? Yes No

¿Cuántos años tiene?

<15 años 15-24 años 25-34 años 35-44 años 45-54 años 55-64 años 65 años o mayor

¿Hay algo más que le gustaría compartir con nosotros?

Public Engagement Materials (Spanish)



CUESTIONARIO DE SALIDA

Por favor, comparta un poco sobre usted para que sepamos quién ha participado en el proceso del Plan de Uso de Suelos del Condado de Orange 2050.



CUÉNTENOS SU EXPERIENCIA

¿Cómo escucho hablar del Plan de Uso de Suelos del Condado de Orange?

¿Se sintió cómodo compartiendo sus aportes hoy?

- Sí No Otro: _____

¿Participará en eventos futuros?

- Sí No Tal vez

CUÉNTENOS SOBRE USTED

Si está dispuesto a compartir alguna información sobre usted, nos ayudará a garantizar que lleguemos a un amplio conjunto de voces.

¿Con qué grupo racial se identifica usted más?

- asiático negro/ Afroamericano Indio americano / nativo de Alaska
 blanco / caucásico Dos o más razas
 Otro: _____

¿Se identifica como hispano/Latinx? Sí No

¿Vive usted en el Condado Orange? Sí No

¿Trabaja en el Condado Orange? Yes No

¿Cuántos años tiene?

- <15 años 25-34 años 45-54 años 65 años o mayor
 15-24 años 35-44 años 55-64 años

¿Hay algo más que le gustaría compartir con nosotros?

Breve Encuesta: Conservación y Crecimiento en el Condado de Orange



1. Apoyo el enfoque actual del Condado de Orange para guiar la conservación y el crecimiento en la zona no incorporada del Condado de Orange. (Ver mapa proporcionado por el personal para áreas no incorporadas del Condado de Orange.)

- Totalmente de acuerdo
 De acuerdo
 Neutral
 En desacuerdo
 Totalmente en desacuerdo
 No sé/Sin Opinión

2. Para proteger las tierras agrícolas, ambientales y rurales prioritarias, apoyo una mayor restricción del desarrollo en la zona no incorporada del Condado de Orange.

- Totalmente de acuerdo
 De acuerdo
 Neutral
 En desacuerdo
 Totalmente en desacuerdo
 No sé/Sin Opinión

3. Para ofrecer más opciones de Vivienda, apoyo el desarrollo residencial en zonas no incorporadas del Condado de Orange siempre y cuando proteja permanentemente las tierras prioritarias para agricultura, hábitat de vida silvestre, o cuencas hidrográficas en el sitio de desarrollo.

- Totalmente de acuerdo
 De acuerdo
 Neutral
 En desacuerdo
 Totalmente en desacuerdo
 No sé/Sin Opinión

4. Para brindar más opciones de vivienda, apoyo desarrollos residenciales de uso mixto de mayor densidad, como casas adosadas y apartamentos en lugar de fincas, en algunos lugares del Condado de Orange no incorporado que podría contar con agua y alcantarillado de la ciudad.

- Totalmente de acuerdo
 De acuerdo
 Neutral
 En desacuerdo
 Totalmente en desacuerdo
 No sé/Sin Opinión

5. Para brindar más oportunidades de empleo en la zona no incorporada del Condado de Orange, apoyo el desarrollo de nuevos centros de empleo cerca de la I-85 y Mebane.

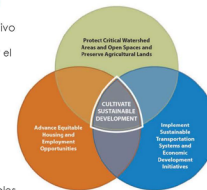
- Totalmente de acuerdo
 De acuerdo
 Neutral
 En desacuerdo
 Totalmente en desacuerdo
 No sé/Sin Opinión

Encuesta Breve: Temas de Visión

Los siguientes Temas de Visión tienen como objetivo expresar la dirección del Territorio 2050 del Condado de Orange. Utilizar Planificar y articular el enfoque del Condado hacia el desarrollo sostenible.

Para 2050, el Condado de Orange fomentará el desarrollo sostenible mediante:

- Protección de áreas críticas de cuencas hidrográficas y espacios abiertos y preservación de tierras agrícolas
- Promoción de Oportunidades Equitativas de Vivienda y Empleo
- Implementar Sistemas de Transporte Sustentables y Iniciativas de Desarrollo Económico



4. ¿Los Temas de Visión abordan las necesidades del Condado de Orange durante los próximos 25 años? Por favor, complete su nivel de apoyo en la escala, siendo 1 poco apoyo y 5 mucho apoyo.

	1	2	3	4	5
1. Cultivar el Desarrollo Sostenible	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Proteger Áreas Críticas de Cuencas Hidrográficas y Espacios Abiertos y Preservar Tierras Agrícolas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Promover Oportunidades Equitativas de Vivienda y Empleo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Implementar Sistemas de Transporte Sustentables e Iniciativas de Desarrollo Económico	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

No es muy sólido

Muy sólido

7. ¿Hay algo más que le gustaría compartir con nosotros?

Si tiene más tiempo, ¡por favor complete el cuestionario de salida! Consulte a un miembro del personal para obtener más detalles.

Si desea obtener más información sobre el Plan de Ordenamiento Territorial del Condado de Orange o desea proporcionar comentarios más detallados, por favor visite el sitio web del proyecto: <https://www.orangecountylanduseplan.com/>

Public Engagement Materials (Videos)



Link to video in English:

<https://youtu.be/6XmwzFCpxPA?si=hoGHPe9iJFtm4xu9>

Link to video in Spanish:

<https://youtu.be/hH1SUIkBqx0?si=PxEHmXuEUhJsb4Of>



Appendix D: Verbatim Comment Documentation

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
4	Please bring city sewer to the existing older neighborhoods in Chapel Hill!
8	We are new to the area (1.5 years) but have seen this area grow significantly over the past 6-8 years (son and his family live in Mebane). Recognizing and respecting the amount of undeveloped land in this area (we live just off Buckhorn Road and the new R and L Trucking will back up to our property), we would ask "how much is too much?" Just because land is available does not mean it should be developed. We moved from the crowded northeast in part to be able to take advantage of open land and would like to see it kept that way.
9	Focus on ensuring aspirations/objectives actually match regulations/requirements to result in development that enhances the quality of life and beauty of Orange County. If they don't actually match, consider retaining discretion at Planning board or BOCC level to evaluate proposals to ensure they actually match the vision for the county. Consider discouraging the spread of individual wells and septic systems in new residential development and consider that the design of subdivisions has an impact on critical environmental areas not just in delineated wetlands and stream buffers but in view sheds, built footprint, and traffic patterns. That's not currently being done and the results are development that technically meets regulations, but not the County's broader goals.
11	These questions and answer options are so broad that the answers become somewhat misleading. Advancing Equitable Housing is almost a universal need and is supported at this level of question. The policy issue and implementation of doing this needs better articulation. Define "Equitable Housing". Does it mean providing housing located near transit routes that serve employment? Does it mean increasing dwelling unit density per acre where soils permit rather than where ideology drives low density? What are "Agricultural Lands?" Saying all land that have suitable agricultural soils is a very shorthand and misleading evaluation "Agricultural Lands". Many questions such as these should be parsed to a greater degree to determine what people are willing to trade off for achievement Equitable Housing policies.
12	We badly need a bold plan to address the growing need for housing for people who are extremely low income, especially people trying to exit homelessness or experiencing housing insecurity due to affordability issues. The federal government is not acting to the extent it needs to, so we need a countywide plan. Full stop. We must do everything we can to build housing that people can afford while assuring we're not compromising climate and preservation efforts.
13	Survey was not put together well. Ask real questions.
14	5 very supportive

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
15	I don't see how developing housing in unincorporated Orange will advance equity. Housing efforts should be in the towns where there is existing water and sewer service. That's what towns are for. The Rural Buffer/Urban Service Boundary are exist for good reason. Extending water and sewer service out into the county will place more cost burdens on existing W/S customers, create housing in places that force residents to spend more money on transportation and cancel out any gains made on more affordable rent, is the very definition of sprawl, and would be counterintuitive to sustainability efforts the towns and county have voiced and committed to. Please don't do that. I hope the towns/OWASA would not agree.
19	I could not respond to the "Advance Equitable Housing" and "Implement sustainable transportation..." question because neither of those are Yes/No questions IMHO. I support both but the tradeoffs matter. So I give them both a 3.
22	It appears from concerns voiced at initial meetings that you are listening but not hearing. The maps published in the past few weeks support more commercial development and less environmental protection and housing.
25	Affordable housing and protecting agriculture/lands do not mix. Developers are not going to build affordable homes on 1 acre lots etc. affordable housing = more development.
30	Protect watersheds. Require planting of native trees, shrubs & perennials on new construction sites & county owned property and along roadways with a mandated 10% of site for green areas.
36	Overall the growth of Hillsborough has increased over the years. I feel that business more geared to the consumer (resident) would be useful to prevent from having to travel to local towns. Ex: Business geared to children/teenage activities.
38	If the housing areas are similar to Southern Village this will not be a good fit. Southern Village attracts only a certain population....those of wealth and privilege.
39	Cedar Grove solar panel development
41	Everyone has a different definition of sustainable which is overly used in this survey. You should explain exactly what you hope to accomplish. I can't answer most of this survey because I have no idea of the exact implications of sustainable and equitable.
54	Orange County needs to focus on roads. Getting in and out of Hillsborough is harder than driving in Raleigh during rush hour. There are no left turn signal arrows on the stoplights. You risk your life making a left in this town. I am tired of being told it is not the town's issue but the DOT. It is the town's issue and the town's responsibility to work with the state to fix the traffic flow patterns.
61	I truly enjoy all the beautiful farms and rural land and parks. I do not want it to be sold for developments.

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
62	<p>I would be fully in support of creating a more high density food forest suburb like the one in the permaculture article below of Davis, California. It was created almost 40 years ago and is still producing food today for its residents.</p> <p>https://www.permaculturenews.org/2013/12/14/americas-forgotten-food-forest-suburb-rediscovered/</p>
63	<p>Language on how locking out majority of county from development is very slanted in my opinion, and will lead to significantly more support for decisions that probably aren't actually objectively more sustainable or environmental. Making folks who want to work and interact with county and towns live outside of the county will lead to increased traffic, emissions and increased development in neighboring locations that share our watershed and environmental resources. The county should prioritize how to capture desired growth in the county, rather than pretending it's Alamance's or Chatham's problem.</p>
65	<p>Affordable housing is important. We do not need any more "luxury" apartments, we need accessible and affordable. There has also been a lot of feedback about transportation in rural areas and particularly in all areas an interest in sidewalks and other active transportation models.</p>
70	<p>The most important initiative to me is protection of open spaces, watershed areas and preservation of agricultural lands AS WELL AS outdoor recreational areas like The Confluence and the River Walk - spaces for enjoying nature.</p>
72	<p>Orange County has experienced a population surge in recent years yet there are no new schools being constructed. The developments that have been popping up in Orange County have been very high-density housing developments that contradict established County Ordinances governing minimum lot size. It seems that variances to these established ordinances are granted to nearly every developer and the question is why? Why can't established land use ordinances be enforced? Many people who live in Orange County North of I-40 do not want to live in high-density housing areas nor do they welcome or appreciate those types of developments popping up all around them.</p>
74	<p>Why is conserving agricultural land tied in with protecting watersheds and wildlife? Those are two distinct goals, often at odds with one another.</p>
81	<p>In the last section, you asked two questions, so I'm not sure how I'm supposed to answer. First you said, "Do the Vision Themes address Orange County's needs over the next 25 years?" You did not list the county's needs, and even if you had, the answer options should have been phrased as "yes/no/maybe." The second request was to indicate my level of support, but you did not say for what. Was it for the vision themes? Or were you asking if I believe that the vision themes are supportive of some unnamed goal? Is "cultivate sustainable development" a goal or a theme? And frankly, the themes are so vague and idealistic, who would actually say "I am not very supportive of advance (sic) equitable housing?" Trade offs should be listed. More housing and employment centers means we have to give up something, such</p>
82	<p>Thank you for valuing our input!</p>

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
93	<p>The problem as I'm seeing/experiencing it is this: I live in Carrboro. Rent prices are awful, and I have little to no chance of buying a home as things currently stand. The continual construction of new housing is primarily luxury apartments and does nothing to drive down prices. These new developments are also ugly, cheaply made, and primarily built along highways and highly car dependent. So there are a whole bunch of issues that all deserve priority: 1) how can my town be made more livable on a low to medium income? 2) how do you protect the landscape around the town and avoid urban sprawl and increased traffic? 3) how do you keep people who already live here, especially BIPOC and poor residents, from being pushed out by white university students and tech/bio workers moving into the area?</p>
94	<p>Y'all are better experts on this than me, obviously. Things that have been on my mind, though, are infill and transportation. I'm very lucky and very grateful to live in a town with a free bus system, but unless you're going to or from UNC campus, most trips involve at least one transfer and are significantly longer than if you just drove there. I know Triangle lightrail has been a pipedream for a long time, and I know that town and county governments have plans for things like Bus Rapid Transit, which hopefully will help a lot. I don't have anything to propose there, I guess, but I just want to emphasize my support for public transit improvements. When I think about infill, I'm of two minds. There is benefit to creating more high-density housing in town. It at least seems better than the proliferation of developments in what used to be pretty wooded areas along Estes drive and 15-501. On the other hand, a lot of the infill that has been done in the last decade (like the Target and apartments on Franklin Street) are still ugly and focused on wealthy transplants/students to the exclusion of folk who live here already. When you look at the history of projects like the condos at 601 West Rosemary, you can see the ways that environmentally-friendly, high-density housing serves to push out established communities, especially low-income and Black communities. And in a number of cases, apartment complexes even very close to downtown still aren't really walkable. I've lived in one of the complexes along NC 54, which was only a couple of miles from downtown, but it was so sectioned off that I still felt the need to drive most places. That's less true for complexes directly in downtown - I have a friend, for example, who lives in Shelton Station on Greensboro St and loves the walkability - but he's only able to live there because he got one of a very few rent-controlled apartments in the complex. Even on a pretty good university salary, housing in Carrboro is more or less impossible without government aid like my friend has, or roommates like I have. So, how do you infill while maintaining the neighborhoods that currently exist?</p>

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
96	I know this is a survey mostly focused on unincorporated land in Orange County, but I think my city slicker concerns matter very much to that. To my understanding, the biggest concern for sustainable development in OC is that our population is growing at a rate we're not really equipped for. I came here as a university student myself ten years ago, and in that time I've seen how the landscape has changed in response to transplants like me. Thus far, a large part of that change has been increased sprawl and ugly, expensive, isolated apartment complexes, which is in my opinion one of the worse ways you can go about adapting to a population increase. It keeps things unreasonably expensive for new and old residents and has the added bonus of worsening the local landscape. The rural parts of Orange County are beautiful and the farms there are invaluable. If we want to protect those, we need to make our urban areas more capable of absorbing population while protecting the people and culture that already exist here.
105	Orange County is proving more and more conservative every year with minimal to no consideration for people not meeting the preferred presentation. To actually see Orange County actionably care but utilizing land to accommodate those who need concessions (as opposed to those with plenty money) would be a refreshing difference.
110	Sustainable Transportation Systems and Economic Development are two very different Initiatives. They should be listed separately.
111	I support more economic development that doesn't increase the tax base on the backs of the home owners.
112	Affordable housing and lowering suburban water rates, should be prioritized.
117	This survey is unclear by way of limiting response to numbers. Overall, excessive subdivisions and high-cost housing are taking away the integrity of farm and rural communities. Need to make homes smaller for middle class instead of huge home subdivisions. You can provide more housing in same land use that provide more equitable housing without going into rural areas.
121	Mixed use development in the unincorporated orange county communities is essential to the reduction of greenhouse gas emissions. I support the reduction of fossil fuel consumption by increasing green and public transportation options. Providing options for small scale community development in lower populated areas (ie. more grocery stores, drs offices, schools, etc.) creates opportunity for additional bus stops and reduces driving to get to essential services. Small-scale development is also helpful for the emergence of small business instead of promoting further intrusion from mega-corporations. I do not support further industrialization of the area along 85/40 as I feel the area is already over-developed with highly wasteful and polluting warehouses and manufacturing. All development, regardless of size, must be done in an environmentally conscious manner to preserve our natural resources for future generations. I would prefer to see the county focus on the rehabilitation of existing structures to increase affordable housing versus allocating new land to that purpose.
125	Increase access/ability for commercial businesses to set up in Orange County so annual tax rate increases can be reduced.
130	You need more housing in Mebane and more areas for employment but we need more convenient markets and stores for Orange County.

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
131	If possible I would like to see 'rental' apartment development converted to individual household ownership, and future multi-tenant development also be "homes for sale" or 'affordable homes for sale' as opposed to leasing or rental properties.
133	I would support development of public water and waste management systems at select rural community crossroads if it could be accomplished in a sustainable manner.
134	No.
135	This person did not fill out the survey. It was entirely blank except for the comment below:
136	"Get Clip Boards Dollar Tree"
139	Please keep unincorporated and transition areas the way they are. Animals are losing habitat and there is ample space in the municipalities for housing development.
140	
144	Stop the Cary style developments!!
149	There is no way to buy farmland Need a way to keep land discount in agricultural area no way to compete delopment.
153	The development choices along the 40/85 corridor are extremely misguided. There should be a substantial push to get premium retail into that area as it would provide much needed sales tax revenue for the county where warehouses, truck transit stations and the like will not. That shifts all the burden over to property taxes which will have to be raises frequently to meet the county's fiscal requirements. I think often of the missed opportunity of the Buckhorn Village project. That prime location is now being turned into a Truck Transit stop instead of a sales-tax-producing development which would have additionally produced more property taxes, too. Due to its proximity to the 40/85 split, it would have drawn people from the Triangle, Triad and communities north of Durham. It was a sad missed opportunity. I hope that the county does not make the same mistake with Efland between Mt Willing and the 70 connector.
154	Concerned about the definition of "critical" ; who determines and how to keep incorruptible by developers, county & state; need to instill concept that building on every available space means no future food, destroys soil fertility, introduces invasive species and more lawns, leaves no green space view, less oxygen etc. Covid showed value of short supply chain for food. Make Orange County "central park" for surrounding counties; treat rural buffer as buffer for country life vs limit of CHill sewer system! Create ways to make income from recreation infrastructure & open space while it still exists; place more emphasis on building homes to last/repairing to extend life.
159	Survey not user friendly on phone. It would help to have more detail about plans to answer wuestions thoughtfully
161	Housing should be concentrated in areas with city services. Trying to save land by putting random "conservation neighborhoods" into areas distant from jobs and transit only make climate emissions and traffic through communities worse. Better to protect farmland and forests by trying to restrict building housing in the county as much as possible. Also, to make the rural activity nodes provide uses for nearby farms, like dense farmworker housing and ag-related/value-added industry. To be resilient in a climate-impacted future, we MUST cut vehicle miles traveled, save regional farms, and put density near communities with services and transit. Chapel Hill and our other OC communities are working on this, and we need to work in concert.

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
165	We don't need cluster housing, we don't need more townhomes, we don't need another McDonald's. The community is not being heard when we are pleading with council to hear us and respect the community members and our small town. We do not need this small population to explode into a metropolis.
169	This survey is terrible. For example "Protect Critical Watershed Areas and Open Spaces and Preserve Agricultural Lands." Each item should be listed individually. Orange County is the most difficult county in which to build ANYTHING. This is reflected in its sky high taxes since they prevent business growth.
171	Recent developments that have wiped out the Buckhorn Flea market, which was the main secular gathering point for Latinx immigrants in the county and provided economic opportunities for many struggling or marginally stable families, and a trailer park in Chapel Hill, have really demoralized and angered parts of the community whose voices aren't amplified. We need to do better.
173	It was difficult to fill out this survey because I felt I had limited information on what these plans entail. I felt I needed more information before I could assess how well any of the plans did things, or what it would mean to develop mixed use housing (or other things), and therefore how I felt about them. So much depends on *how* it is done, rather than what label the activity is given.
174	All new housing must be affordable AND sustainable!
175	I believe it is detrimental to this process to not remove permanently conserved lands. It leads to visualizations that show proposed development patterns that are not in fact plausible, likely, or well-supported in a particular area. This does not allow for well-informed comments from the public, and leads the public to potentially and unknowingly indicate a level of support for certain scenarios that in reality could be very detrimental to things they care about.
176	There should be a protected option for rural living in Orange County. Efland is the last option. You can create better access to economic opportunities by increasing public transportation to Efland /Northern OC. This is the only area where ethnic and lower middle-class folks can live, reasonably in OC. I have lived and worked in OC for 30 years and I can only barely afford Efland. You say you want to bring equitable housing, but I know this is a goal buried in red tape and long wait lists. We already have a bloated, dysfunctional, constipated, housing administrative "solution" in Orange County-I am skeptical that more empty buildings will fix the problem. We need to also address the bureaucracy attached to low-income housing.
177	The community in Efland is unique and we are the last bastion of peace and quiet in a very hectic RTP. Please protect that unique feature of OC-highlight it ! I understand that things will grow and develop but what is proposed is too much-
178	The map shows unincorporated Orange County as a vast area without any reference to existing uses, restrictions, or other contextual information. I cannot imagine there will be any useful or insightful dialog from this survey given the lack of detail about the area under consideration. This just seems to be an effort to get people to say that they value sustainable development, watershed and agricultural protection, affordable housing, and sustainable transportation systems. Hopefully, there will be informed comments submitted through the other portal.

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
179	The visualizations in your maps are misleading. There are far more acres in the unincorporated areas that are controlled by other entities, such as NC State Parks, Duke University, non-profit land trusts, etc.
181	Most importantly, the protection of our natural areas needs to be represented in future development plans. These areas need not be ignored during the approval process. If Orange County is committed to natural resource protection, corridors, natural heritage areas, prime soils, etc need to be considered during review. I have seen too often, these features listed in reports yet developments are approved which destroy those important features. More care needs to be taken to implement this plan.
196	There are plenty of residential places and apartments in Orange County that are unoccupied; no need to build more.
198	Question 4 depends on where and in what part of historic communities the growth has begun to damage the look and feel of the community.
199	Other comments: We need to be so careful in how we develop. Some districts can only be made once. Character and sustainability must be balanced against "equity" and growth. We shouldn't sacrifice the quality of our built environment just to make it accessible.
201	I would love to see new train services at the Hillsborough Train Station and a high-density residential/commercial node built south of Hillsborough downtown.
203	Affordable housing for working families is VERY important.
206	Full support for county development initiatives.
213	Make more paths for cyclists.
215	Need for more low-income housing in Carrboro and Chapel Hill.
216	Restrict access to urban centers for industrial and pickup vehicles.
217	N/A
220	Brighter streets
222	It's so hard to evaluate these scenarios when areas that are permanently protected or should be encouraged for protection are not identified in any scenario, in fact, areas that I know are conserved are being proposed as residential development in these scenarios - that is very strange and would be alarming if I didn't know that development is prohibited in protected lands.
223	We do need to provide city water for areas near the city limits. Also, we need more outside recreation for older youths.
226	How will this affect taxes needing to keep Orange Co. taxes down?
227	With the growth of the County, how will the roads be upgraded, and maintained? How will the impervious surfaces be taken care of so that the permeable areas won't be oversaturated?
228	Decreased the Town size in Hillsborough in the plan- Why? This impacts the taxes of the current residents.
230	Would like a definition of "equitable housing".
231	Use of existing structures especially downtown.
232	Appreciate outreach like this and community discussion about goals.
233	I'd like to see every effort made to promote foot & bicycle traffic and encourage community meeting spaces (parks, etc.).

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
238	Provide raining to unhoused people to be gainfully employed, safe and contributors to this growing economy and community.
239	Need more details before agreeing.
240	The surveys are good, they are divided into little things, better less complicated, taking care of the environment, things for the homeless.
242	Promote the use of bicycles.
244	I liked that the Latin community is included, and our opinion is appreciated.
245	I think it is very important to maintain and protect critical areas.
250	Fair housing and health
251	I was unable to enter a number for the above four statements, but would have put a 5 for all four statements.
252	We need to end exclusionary zoning in unincorporated Orange county!
254	Protection of critical watershed areas differs from protection of open space and agricultural lands. I do not care for their grouping.
259	Historic preservation is a key component of our land use planning
261	Do the right thing for once, do not let these developmental options continue.
264	yes, what about quality of life? Would be wonderful to have a sense of culture, restaurants, public meeting spaces, walkable spaces? I don't see anything in the plan about prioritizing the experience of living here. would love to see this included! thanks for this process!
266	I'm interested in how land use changes will allow me to build an additional residence on my property in town.
267	Noise abatement from I-40 and I-85 needs addressing by the appropriate county and municipal governments with DOT as it impacts health and quality of life for current and future residents whose homes are located close to these increasingly more heavily trafficked highways at all hours.
273	I would prefer higher density development in existing urban areas over new development in currently undeveloped land (forest).
275	I will submit a separate letter based on my affiliation with the Triangle Connectivity Collaborative, former chair of the Orange County Commission for the Environment, and as the retired director of conservation programs at the North Carolina Botanical Garden.
276	Do not permit wholesale land clearance for housing of business construction. Durham is permitting it in North their present open spaces and Orange permitted it in the terrible disaster of development on and behind th old Danial Boone Shopping Center. A travesty.
282	I thought this survey was going to allow me to choose my most preferred Alter As described in the report. I support #3.

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
285	<p>demands that population growth in the central portion of North Carolina will exact. We will need housing options and we will need to be mindful of the transportation demands accompanying growth. More importantly, in order to address climate concerns and ensure our ability to feed ourselves, we will need to preserve agricultural/forestry lands. In Orange County, we have many acres of prime, fertile agricultural/forestry land, some of which are also of cultural and historic significance, that are at-risk of being lost through sprawl development. So I am pleased to see that the work thus far for the future LUP does acknowledge the importance of protecting undeveloped (which does not mean unused) acres. Part of this protection MUST be finding ways to make it possible for people to access the wealth potential in their land without the only outcome being sale for development. We MUST find ways to provide alternatives to developers or speculators with deep pockets being able to access large tracts without commitment to conservation/preservation of significant portions of these tracts being imposed in the context of the sale/development plan. Conservation neighborhoods are certainly one possibility but these will only work if the size of the tract is large enough to make cooperative farming or forestry on some portion economically viable for the forester or farmer who might be the one to engage with such a neighborhood. We also need to be thinking about ways to support beginning and small farmers/foresters who may not have the capital to purchase larger tracts but could make their enterprise work if access to the land were more economically feasible. In other words -- finding ways to afford those land-rich options to liquify some of the held wealth potential in their land (think selling development rights and/or conservation easement support) without having to take the land out of production even if they themselves or their family members may not want to be the primary farmer/forester. Any Land Use Plan needs to take into account soil quality as a part of what is prioritized for conservation or development protection. Additionally, from an infrastructure and resources standpoint (think things like public services/utilities/transportation supports), it makes sense to encourage development proximal to the existing municipalities or to find ways to support development up (multistory or with higher density) internal to the municipalities and not out into the unincorporated portions of the county. Farm or forest land, once built upon, will not revert -- it's generative potential will be lost. And we need this resource to</p>
286	<p>It is hard to balance all the competing needs for our county but we can achieve the "Vision" above if we work together and think proactively. Thank you for the opportunity to give an opinion.</p>
287	<p>Protect the LAND & wildlife habitat!!! do NOT bring in MORE concrete & impervious surface!!! Do NOT add to flooding and global warming!!! Yes, there is need for affordable housing that reaches people in the 30-60% AMI, however Orange County & Chapel Hill-Carrboro are NOT building that--they are only building housing that barely reaches people at 80% AMI and is NOT helping our teachers, social workers, secretaries, grocery store workers, day care staff, nursing assistants, fire & police personnel, & support staff for the town & hospitals, and instead are raping the land and creating more heat islands & flooding & driving wildlife into neighborhoods and killing them--and destroying the land so desperately needed to protect us now & for future generations wrt climate change/global warming. If we do NOT protect the land NOW, the fires in the west & the floods everywhere are going to be HERE very very soon! and I'm someone who would benefit from truly affordable housing, however destroying the land & ALL the trees is NOT the way to go about it! Repurpose some existing buildings for affordable housing. Be creative-- don't just tear down everything in sight!!!</p>

Short Survey

Question 7: Is there anything else you'd like to share with us?

Serial	Responses
288	The vision statements are broad and undefined, so it is difficult to disagree. I believe the definitions for 'equitable housing,' 'sustainable transportation,' and 'sustainable development' are required to arrive at a shared vision.
289	Concept #3 of the plans is the best of the alternatives offered. I would like to see Orange Co. and it's municipalities be less at the behest of the developers and place a greater value preserving agricultural lands and the few remaining wild semi/wild areas left in the county.
290	We should make what's currently developed work more efficiently AND stop the never ending corruption of developers. I understand town officials are beholden to the even greedier developers (who are linked to the corrupt and ecologically devastating concrete industry). There are better, ecologically sound, (and more beautiful) ways of building but all I see are town officials following the money, and using disadvantaged populations as a scapegoat to build cheap, ugly, poorly constructed buildings that line the pockets of developers and town officials. So F off with your identity politics and empty gestures toward "climate resilience". You all are worse than Trump with the bullshitting.
291	I have lived in rural Orange County over 20 years and love it. I'd like to age in place as much as practicable and be able to navigate serious vision issues that cannot be treated. I'd like to be able to live in community at or near my current home.
293	I support wise development of affordable housing, and adding low-impact, rural conservation neighborhoods in strategic locations is very appealing. I support effective, efficient, and safe community water and sewer technologies that are much more available now than in the past and think standards can be developed and implemented within an affordable range that also ensure protection of the land.
295	I support more intensive, mixed-use developments that are innovative and appeal to consumers,
296	especially among the aging and disabled population to which I already belong. It would be wise to cut down on traffic and vehicle use and locate higher-intensity uses outside critical and protected watersheds because it makes sense. I also support extending public water and sewer to more dense, mixed use communities because it makes sense from a public health perspective with standards that align with Orange County's vision and specifications.
298	Housing for the elderly who may have easily navigable needs should be built that meet Americans with Disabilities Act standards. This aspect should be incorporated into the 2050 Plan as well. Incentives should be considered, evaluated and added to attract such developments, such as allowing higher density development to promote the varieties of housing that seniors need, including multifamily units, clustering to reduce distances to gathering places and smaller units that require less upkeep and are more financially attainable.
300	Also, one of the Vision Themes refers to Open Spaces and I believe wooded land should be included too.
302	Thank you for enabling citizen input on these important matters.

Long Survey: Land Use Alternative #1 - Continue Current Policies

Considering Alternative #1, what is your level of satisfaction with the County's current approach to managing land use? Please circle your level of satisfaction on the scale, with 1 being not satisfied and 5 being very satisfied.

Serial	Please provide any additional reactions here.
1	With each subdivision comes more impact. Natural space integration/preservation needed. Transportation issues too.
2	Increase watershed protection; implement liter and garbage restrictions and penalties; weapon use and times should be monitored
4	This alternative is not informed by current research and best practices.
7	Living in the county, I am fine with the rural areas staying rural and the rural buffer remaining as is. I believe there could be opportunity for better retail and commercial development, that serves the population better, along the I-40 and Hwy 70 corridors
8	While Orange County has prioritized the preservation of agricultural and the rural character over the last two decades, future economic pressures will inevitably overwhelm most farmland owners' best intentions to maintain their acreage for agricultural production. Orange county will end up as a suburban hub for Triangle cities, with deleterious consequences for agriculture, watersheds, acquirers, carbon emissions, wildlife, and the historic rural communities and neighborhoods. To do nothing is to accept worst case.
9	Existing policies are essentially exclusionary policies. Environmental protection - ism and low density zoning have provided rural sprawl for large lot single family homes for the upper income classes.
11	Our current policies don't take into sufficient account the climate crisis. That crisis will change everything; attempts to protect the environment, preserve agriculture, or develop the county's economy will fail if we don't accept that the crisis and act accordingly. In particular, we must move away from policies that are car-centric or otherwise rely on burning carbon.
15	Based on the information provided here in the preceding pages the County's approach is not very clear
19	We cannot continue our current baseline. We are not creating an environment for economic growth. By continuing to increase our housing availability without any additional wrap around support or businesses, we will further drain our county's capability for growth and service provision. Each residential unit puts a further strain on our services, requiring local government to provide more service with less influx of revenue. By not diversifying our economic portfolio, we remain very vulnerable to fluctuations in the housing market.
22	There are not many opportunities for economic growth. Those of us that live in the rural areas must drive 12 miles in any directions to shop or go see a movie. The municipalities have ample restaurant's, libraries, and shops, however there are no retail stores other than Walmart. There is ample land and green spaces that would be minimally impacted by the other plans.
23	I appreciate that this is a more balanced approach that allows rural living and increases the housing stock. I do not agree with the encroachment of ETJ's and rural development nodes into the rural buffer.
25	Not prepared for continued climate change issues; not addressing affordability; not allowing for smart growth around transportation and utilities

Long Survey: Land Use Alternative #1 - Continue Current Policies

Considering Alternative #1, what is your level of satisfaction with the County's current approach to managing land use? Please circle your level of satisfaction on the scale, with 1 being not satisfied and 5 being very satisfied.

Serial	Please provide any additional reactions here.
26	Too much emphasis on high-density housing. Not everyone wants to live like that. If we did, we would move to New Jersey. We don't have to solve the housing issues for the entire region. The roads are wholly inadequate for the development that is already in process including South Creek's high density development.
30	The status quo will continue an unsustainable development of agricultural land being sold to create suburbs with McMansions with wells & septic fields, making individual decisions on land use within their plot. Fragile air and water quality will be difficult to protect.
31	Has served OC pretty well but does not do a good job of providing for future population growth in an equitable way, with attention to conservation and protection of resources.
32	I enjoy what we have and the way it is used. However, it cannot stay this way — RDU is one of the fastest-growing metro areas, and our plans must accommodate that growth. In general, I support high-density, walkable urban areas, public transit between hubs, and low-density rural areas with substantial public land. We could do much better on any of these 3 axes, and while I understand the land use plan doesn't have jurisdiction the achieve these outcomes directly, all of my subsequent comments are made with these goals in mind.
33	This input begs a much broader discussion among all stakeholders (the public, government, developers). The referees (Planning Board & Board of Adjustment) of the existing 2030 CLUP, in my opinion, do not represent a true depiction of the OC public at large. The existing 2030 CLUP is probably workable moving forward if it were only interpreted by balanced / impartial panels.
34	The FLUMs need to reviewed and updated to incorporate what we now know about Urban Stream Syndrome and the consistent degradation of streams in areas of Urban Growth. This means that upzoning from Rural/Agricultural will degrade headwater streams and endanger the water supplies for Traingle cities downstream. Now is the time, during the CLUP 2050 review process, to codify protections for the headwaters traversed by Orange County's two Interstate highways, I-40 and I-85. Particularly, the corridor between Mebane and Hillsborough contains many critical head water streams that are the source of water for well over 600,000 residents across the greater Triangle region as well as in Hillsborough. Under current development practices the wholesale lifting of agricultural and rural residential zoning restrictions will lead to Urban Stream Syndrome and the rapid degradation of those water resources. That is a peer-reviewed, field researched, scientific fact. There needs to be an overlay district protecting the headwater streams for the Haw and Eno/Neuse River basins watersheds until such time as our Unified Development Ordinances (UDO) can assure development that doesn't degrade our precious water resources. Protecting headwater streams would also reinforce Federal Endangered Species Act protections for species and habitats within the Neuse River basin, enacted since our last CLUP was adopted in 2008 . Let us help reinforce these new Federal protections designed to save species from extinction by codifying protective rules for future development under County ordinances complementing Federal law.
38	I like other low density/agricultural nature of the county. I would like to see parks/walking trails/recreational areas added rather than more warehouses.

Long Survey: Land Use Alternative #1 - Continue Current Policies

Considering Alternative #1, what is your level of satisfaction with the County's current approach to managing land use? Please circle your level of satisfaction on the scale, with 1 being not satisfied and 5 being very satisfied.

Serial	Please provide any additional reactions here.
40	We are building now a mini-park in the Perryhill Sub-division. Frazier Rd. & Lancaster Rd. right now it's only a shelter.
47	Alternative #1 promotes widespread development of expensive homes on large lots and therefor promotes "suburban sprawl"
50	I have been satisfied with the plan, but it needs reevaluating & modifications.
54	Continued growth as planned does not embrace the safety & quality of life being developed by the Buckhorn Economic Development plan.
55	It's currently too easy to re-zone property.
56	need to adress most important needs, strengths, weakness of current projections
57	I don't like the possible industrial and manufacturing potential off W Ten Rd. Sparse housing will make it hard to have affordable housing
58	Orange County is a desirable place to live precisely because of existing policies. Landowners should be ablt to rely on zoning around their homes. They have made a major investment.
59	OC needs strinjer zoning laws that prevent easy upzoning from developers
60	As we are seems to be doing well. Orange County has a great mix of urban and rural and seems to strike the balance well.
61	Concerned there is not enough environmental protections.
63	Unhappy with development in water quality critical areas - specifically 7 mile Creek & Eno
64	I am not given a choice with urbanizing residential.
65	It encourages speed development which is not great for wild life.
66	Perserves rural ?
67	Current plan has done well but it needs the updates to incorporate economic and residential smart growth.
68	1 & 2 are pretty much the same
70	Need to show where schools are and where kids in these rural activity zones would go to school
71	Need to limit Mebane's ability to annex more of orange Co.
83	Again based on experience and information learned while serving on the Planning Board when this Land Use Plan was developed, I fully understand and appreciate why it was put in place, to preserve critical water supply quality, minimize strip development along major transportation corridors & traffic congestion, maximize use of transportation alternatives. Southern Village and Meadowmont are developments that came about as a result of Alternative #1 goals
84	It doesn't allow for enough increased density in strategic areas, which keeps Orange county an expensive to live in bedroom community with unaffordable housing options.
85	I feel this centers around those who would like to Preserve Orange County for what it is and stray from overcrowding.
86	I believe the County can improve on expanding growth.
88	We need to look at development options for housing and economic development
89	Repeating from item 2. OC appears to have been too lenient in its interpretation of allowable uses under farm exemptions. Id like to see that cleaned up

Long Survey: Land Use Alternative #1 - Continue Current Policies

Considering Alternative #1, what is your level of satisfaction with the County's current approach to managing land use? Please circle your level of satisfaction on the scale, with 1 being not satisfied and 5 being very satisfied.

Serial	Please provide any additional reactions here.
90	Our current policies, while well-intentioned, have ended up promoting the proliferation of what I call "large lot subdivisions" which provide landowners with a relatively easy way to subdivide and develop existing valuable farmland and open space. This approach, often using lots of 2 or 5 or 10 acres, makes it possible to provide low-cost septic and well service for each lot--making this profitable. While this approach gives the appearance of preserving open space, this type of development in fact has permanently removed countless acres of viable land from any potential future farm use. I've heard landowners say that this is the most feasible way for them to get a good return on their property, as they make the hard decision to retire from farming or raising timber. Also, the current policies don't seem to be proving to be effective at motivating/providing incentives for any more concentrated housing development in key locations, as an alternative to take pressure off of existing farmland or open space. Clearly, the issues of septic or sewer and public are huge factors in any effort to increase density, so those are the big elephants in the room in any of these alternatives.
91	The current or base plan is comfortable since it is what is known. The down side to maintaining the current plan is that development seems to be taking pot shots at where business or housing might go. Developers seem to be saying, "well, let's try this and if we don't succeed here's another tack we can try." That patchwork effort dilutes the long term, rational plan for Orange County and blocks adding things like public transportation or affordable housing close to work opportunities.
92	Excessive urban sprawl in the Mebane area eastward.
93	I am not at all satisfied or confident in even your current stated polices. For example, we live in Rural Residential and there are plenty of businesses going on under the radar screen. I have reported a couple and not action or feedback from County.
95	Land use management for humans ONLY -- that seems to be the main purpose. Neither for wild life habitat nor wildlife. It's a joke and shameful.
98	Please DO NOT change the county's Future Land Use Map to allow mixed-use development in or surrounding rural nodes, in areas not slureated for high density infrastructure. Please DO NOT allow Family Care Homes to rural nodes, as they are already permitted in Agricultural Residential zones. Proposing FCHs is an attempt by a developer rewrite county policy to bring high-density development to low-density AR zones. In July 2024, the Orange County Planning Board rejected a developer's proposal to build a large subdivision on Morrow Mill and Gold Mine Roads, where the project's massive infrastructure needs would exceed capacity for groundwater regeneration, contaminate the rural community's scarce supply of water and add over a thousand cars daily to quiet country roads. The Planning Board noted the project would only serve the developers, with no benefit to existing rural communities.
100	You need to reevaluate your plan periodically, and surely some changes are needed, even though you are doing a good job. Be creative. Think about the future needs.
101	Rural Orange County cannot remain the same forever. There are needs for housing that are not being met.

Long Survey: Land Use Alternative #1 - Continue Current Policies

Considering Alternative #1, what is your level of satisfaction with the County's current approach to managing land use? Please circle your level of satisfaction on the scale, with 1 being not satisfied and 5 being very satisfied.

Serial	Please provide any additional reactions here.
102	The strength of #1 is that it reflects the hard work done by Hillsborough, Carrboro, and Chapel Hill on their land use plans to increase a variety of housing stock, diversify transportation alternatives (albeit over a long timeline), and lower VMT in the municipalities. The county ideally would reflect that intent. I am a little concerned that the county is taking an approach that if somethin is right next to a municipal line then it is not sprawl.
103	Growing to fast
104	vvvvv
105	This model no longer serves the needs of county residents. More planning for 65+ residents and true neighborhoods for families with children need to be developed.
106	It's out of date; doesn't meet current needs. I like many of the environmental goals but don't like that large lot single family homesites are encouraged. We need more thoughtful, environmentally responsible density to meet the housing needs of younger people and our aging population.
108	Current model (2030 Land Use plan) is dated, need revisions that look more to a future that allows higher density than 1.5 to 2 acre lots, which is more like sprawl. Development that uses smaller lots and/or multi family (triplex type structures) surrounded by green space buffers makes more sense and does not seem to be happening under the current plan.
109	The existing 2030 plan is outdated, needs to be updated for the 21st century. The 2030 is too centered on upper class sprawl, neighborhoods of large lots which leads to more expensive housing options and , with each home on its own well and septic, not very environmentally friendly
111	Land use alternative #1 does not reflect needs of the current and future generations of residents, especially residents over the age of 65, and young families. Many elements of the current plan are from the 1980s and do not reflect current thinking and best practices in land use planning. Reliance on large lot single family homesites prices the less wealthy out, and will also continue to lead to increased suburban sprawl. Houses on large lots require driving everywhere, creating increased negative environmental impacts. The current plan and zoning policiies make it hard for younger residents of the county to find neighborhoods to live in -- houses on large lots do not make walkable neighborhoods.
112	Does not appear to support older populations, older than 65, to live in unincorporated Orange County. Not flexible enough to be a future reference to manage future growth.
113	I am deeply troubled by the drumbeat to discontinue the rural buffer that allows for water protection, ecological protection, and farms. I believe this is driven by development interests, and a kind of bait and switch which says that the desired development is progressive, allowing for density that will promote transit friendly affordable housing. This is not what is taking place. Instead, poorly designed and built high dollar rentals are what ensue.

Long Survey: Land Use Alternative #1 - Continue Current Policies

Considering Alternative #1, what is your level of satisfaction with the County's current approach to managing land use? Please circle your level of satisfaction on the scale, with 1 being not satisfied and 5 being very satisfied.

Serial	Please provide any additional reactions here.
114	The current land use policy does not support the needs of enough of its residents. It continued a bias towards single family housing and zoning that enforces a single dwelling unit type rather than a mix of dwelling unit types. Unfortunately, as the original level of racism from which those biases originated has been on the decline, the view of housing as an "investment" rather than what it really is - the place we LIVE - has led to other reasons for people to disapprove of mixing housing types. In addition the current zoning policies add to the expense both of making more housing and making housing more affordable.
115	As time progresses, the number of people needing housing will grow. (Senior citizens and others.) All can't afford single family housing, especially, large single family housing, nor is is good for the environment. Mixed use, smaller-sized, energy efficient housing is better (some apt/condo style in 2-3 story units, duplex/tri-/or quadplex, and single family in the same neighborhood). It can also have beneficial effects of having people live in communities and/or pocket neighborhoods, where they know their neighbors and help them age in place or help raise the future generations.
117	I think this is my 2nd choice next to Alternative 3. Even though it doesn't do enough to increase housing in the area, I appreciate that it would maintain more natural area than some other options.
118	The economic development area near I 40 and Old HW 86 cannot be developed because there is no county or Hillsborough water available. Water and sewer is essential for the econ. development areas.
119	More needs to be done to protect local ecosystems and agricultural lands
120	It is a good Land Use Plan but we should evaluate any plan at certain intervals of time.
123	I believe that the current approach is outdated and focuses too much on large single family sites rather than on building neighborhoods.
124	The current policies are rooted in a different era, when there was abundant room for development within the urban boundaries. The rapid and intensive infill in Chapel Hill, Carrboro and Hillsborough have had the result that any remaining parcels are bid ever higher such that projects must be aimed for upper middle class to succeed. A corollary is that developments in unincorporated Orange County tend to be ever more expensive as well, with the approved projects resulting in a checkerboard pattern that carves up the land without preservation of intact tracts for conservation.
126	Formerly agricultural land is inevitably becoming residential. But current zoning regulations and practice both lead to large lots with little sense of neighborhood and also preclude more compact developments that can accommodate growth while conserving most of the rural character. This alternative doesn't allow for innovative development.
127	Houses on large lots don't make good neighborhoods. And we need to plan for more housing for residents over 65.

Long Survey: Land Use Alternative #2: Enhance Agricultural and Environmental Pr

Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #2.
1	This question is phrased poorly and your data capture will likely be skewed. I support Land Management FOR CONSERVATION.
3	One house per 2 acres with designated septic and well
5	This alternative is an improvement but is naive concerning inevitable population growth and aging OC population.
7	This seems a good alternative to keep the rural areas intact and keep the rural buffer as is, as well as focus on more protection for those other types of land.
8	I strongly support increased efforts to preserve agricultural and rural lands. Unless we do so, Orange County will inevitably look like Wake county. However, rezoning land as "agricultural" or "woodland" to prevent subdivision and commercial development without compensation to the existing owners is not an option (probably unconstitutional, to begin with). The only route to preserving lands for farming that I know of is market-value conservation easements offered by the county or other jurisdiction to owners of prime farmland that should be preserved. The county (or funding agency) would have discretion in selecting lands to be preserved; owners have the discretion to enter into the agreement. This being said, I realize that the cost of a county-based program would be born by the tax-payers, never a popular decision, but the inevitable alternative is pervasive development.
9	Environmental sensitivity: watershed protection (stream corridors, etc), agricultural protectionism and protection of existing forested lands are not an either-or policy choice. Somewhere this plan should be looking how to efficiently create residential neighborhoods within the framework of environmental stewardship and needs for employment and education within the county. Alternative #2 is a path that will lead to greater segregation of residents by age, income, education, etc. Where is the discussion of people in this or the other alternatives. I see no demographic analysis of any substance or significance in the work done to date. Rich, white people will always have choices - why are we trying to keep others out of the county by raising the cost of land, the size of dwelling units and limiting the inclusion of poorer people?
10	The conservation acreage associated with this alternative should be higher than the baseline. Otherwise it's not an environmental enhancement. The county is having extremely high development pressures and is at high risks of overdevelopment, negatively impacting our small-town and rural quality of life, as adjacent counties such as Chatham, Alamance, Durham, and Wake all are. The County should remain an agrarian and environmental haven. Substantial support should be provided to small farmers that are embracing agroecological and climate-resilient practices and growing healthy food for local and regional markets, not just commodity farmers growing corn/soy with herbicide/pesticide spraying that negatively impacts our rural places and the environment.
12	These policies at best will just shove development across the borders of the county at best. The effects of that growth on the environment, however, can't be stopped at the county line. Trying to lower density in a rapidly developing region is a dream. We have to accept that growth is here and cannot be stopped; it can only be guided. We need to focus growth into relatively dense spots that can thrive without reliance on cars -- and that give us our best shot at saving the environment.
16	The most important thing for quality of life is climate crisis mitigation.

Long Survey: Land Use Alternative #2: Enhance Agricultural and Environmental Pr

Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #2.
21	From my understanding, this land use plan only accounts for lowering residential zoning. This would escalate our current problems surrounding the uniformity of the County's economic portfolio. Strategic growth in the unincorporated areas are needed that includes varying residential and commercial uses while preserving natural resources.
24	I strongly support this plan. I think it captures the best priorities of our community. Too often the political pressure to build housing stock and other development opportunities comes at a cost to our rural lands. Orange County is a great place to live because it has something for everyone. I think this plan allows people to enjoy suburban life and proximity to amenities in Chapel Hill, Carrboro, and Hillsborough without encroaching too much on those who want a quieter quality of life outside the municipalities. This plan also protects our wildlife, water, and air quality which is very important to me. I think with the impacts of climate change getting worse, we must prioritize our natural areas, biodiversity, and other natural resources over urbanization in the majority of the county.
26	If the goal is for Orange COunty to even come close to retaining its current character, #2 is the only option that comes close. That said even adding 36000 housing units in option 2 (and quite a bit less than the other options) will make it pretty difficult to maintain any character. If people want suburbia (more housing, transit, greater 'economic opportunities' they could move to Durham or Wake COunties. If you want some rural feel Orange County is your last choice. It would be nice to keep it that way.
27	I support protection of environmental and agriculture but this is not feasible for the continued growth the county will have as the triangle becomes more and more desirable. There is not enough housing density with this plan.
28	It is critical to manage growth responsibly; and allow thoughtful low density housing options to continue to be available. Not everyone wants to live in high density housing. If they did, they would move to New Jersey.
32	Lowering density is the opposite of what needs to be done. Neighborhoods of endlessly expanding single-family homes put a strain on infrastructure, make public transportation less viable, and raises prices, discouraging growth.
34	This would not allow much additional & sorely needed housing in the county. Old school individual wells and septic fields are unlikely to protect fragile water systems. Large housing lots create more driving and more air pollution and hamper public transportation.
35	Much as I favor environmental protection, I think this alternative is not desirable because it is necessary to prepare to meet the needs of those who work in OC and need to live here.
36	The amount of clearcutting I've seen in the past two years has been soul-killing. Read the science! This is a research and science-based area. Our planet is almost at a point of no return. Turn parking lots into housing. Whatever it takes. We can't keep on as before.

Long Survey: Land Use Alternative #2: Enhance Agricultural and Environmental Pr

Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #2.
37	After the destruction and subsequent environmental impact to Western NC (WNC) caused by Hurricane Helene, there should be absolutely no misunderstanding by Orange County residents that industry and development in general around the very environmental resources which sustain us (e.g., watersheds, farm land, etc.) is quite simply a very bad idea. Tempting fait by arguing that what happened in / to WNC is wholly an apples to oranges comparison is naive, at best. This input field will not allow for the inclusion of web links. Therefore, I strongly encourage the guiding principals of the 2050 CLUP to remain engaged and / or become better informed as to the environmental impact left to our family, friends and fellow North Carolinians in WNC. Sadly, I am confident that sobering data from experts will continue to accumulate moving forward.
38	As written, this is a regressive policy that will push growth to Mebane and beyond, increasing everything I don't support: sprawl, car dependency, cost of new housing, and reducing the density necessary to make public transit effective. That said, if Chapel Hill and Hillsborough (and to a lesser extent, Mebane) made a commitment to build densely and quickly, this plan makes a lot of sense to me. If there are 200k people (a made up number, but I'm sure you all have access to better projections) expected to move to Orange County in the next 30 years, I would vastly prefer we make it affordable and possible for those who want to live in cities to live in those cities. If that commitment could be negotiated—that Chapel Hill and Hillsborough would build for projected growth—this approach jumps from the bottom of my list to the top. Encouraging growth in existing cities supports public transit, removes expensive dependencies on cars, and preserves green spaces that can be enjoyed by all (in partnership with the triangle land conservancy).
39	To address the negative impacts of rapid urbanization on our water resources, Urban Stream Syndrome, there needs to be a review of our building policies and practices and reform of Orange County's UDO. It isn't actually development if it destroys water resources and that is exactly what recent field research, done since the implementation of our previous CLUP, tells us will take place if rapid urbanization continues under current policy and practice. The CLUP 2050 process is an opportunity to benefit from field research completed since 2008 and bring our development practices into alignment with our County's current environmental goals. Planning and development policies and practices should be driven by the goal of watershed neutrality based on current, science-based, best management practices.
42	More open space and keep the
44	I would like to see a building at the mini-park later on in the future
45	concern about drainage systems
51	Although I strongly support environmental protection, this approach will result in very slow growth & inflation of developable land costs.
52	I strongly support dense, mixed use development. I would rather have no development than sprawling single-family suburbs. For this plan, existing municipalities need to increase development.
54	too many restrictions on rural residential development.

Long Survey: Land Use Alternative #2: Enhance Agricultural and Environmental Pr

Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #2.
58	I think it is important to be mindful at the level of development in s rural area. Yes. We do need to grow as a community, but embrace the natural environment.
59	The watershed protections need to be expanded to include headwaters particularly those in the interstate corridors between Chapel Hill - Mebane.
60	Falsely exaggerating the limitations of EDDs in this scenario -> should maintain corage ratio between all options.
61	I like the environmental and Ag protections, but am unsure it provides enough future housing density as we grow
62	This map & map #1 housing density along West Ten Beyond what is ow so it is entirely time that these two maps represent the status quo & more protection.
64	I appreciate the protection of local ecology, but feels like stopping all development in current rural areas would help many folks.
66	This dissalows land owners from being able to use their land freely
68	I am not given a choice with urbanizing residential along Bushy Cook Rd.
69	I just don't think this is realistic however and will just encourage driving from farther away
71	Need major park/public natural area growth enhanced by machine state funds for parks.
72	1 & 2 are pretty much the same
76	Eno/New Hope plan very important to incorporate
87	Historically these type developments were permitted on the premise that overall population density is the same as conventional rural development such that rural water supply (wells for adjoining rural homes) are not impacted by high water table withdrawal rates and higher septic tanks counts with a defined minimal lot size e.g. 1 or 2 acres depending in protected water shed areas. The only difference in this land use is that homes are congregated into a limited space within the overall development boundary and do not exceed overall the 1 or 2 acre density. Typically steep slope and creek set back areas and other perhaps historical areas within the development boundary are the undeveloped trade off areas such that overall population density is not increased.
88	You don't know what you got 'till it's gone. Protect, protect, protect!!!
89	It appears you only gain minimal conservation for lower densities. Lowering density will make Orange county an even more expensive place to live while not increasing the tax base which will reduce the number of local government services and decrease funding for schools.
90	Protect anything sacred but allow small subtle changes which still add value to Orange County.
91	I can see the County focusing on protected land use, by limiting the amount of space allowed to build.
92	Doesn't provide as much opportunity for affordable housing
93	I think we need to find more of a happy medium that allows for more affordable housing

Long Survey: Land Use Alternative #2: Enhance Agricultural and Environmental Pr

Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #2.
94	Rural and environmental protections make Orange County unique. I would like to see better enforcement of rules governing farm exemptions, I believe that OC allows too many uses that are unrelated to farming
95	This alternative gives the initial impression that it will preserve more farmland, rural lands and open space. But it is likely that the focus on low density will continue to end up pushing developers and land owners toward continuing to utilize the large lot subdivision approach, which will lead to the unintended consequence of continuing to promote overall loss of farmland, rural land and open space. This will happen because the demand for housing will remain high in Orange County, for all the good reasons that folks often cite when they chose to live here. This approach won't really help us address the increasing housing demands and could easily end up worsening the loss of viable farmland. I support the assumption that most new/affordable housing needs to take place within municipalities, but wonder how the various local governments are going to respond to this. I believe the way large lot development has taken place within the existing rural buffer provides a "proof of concept" demonstration of how this approach will fail to protect farmland and will almost certainly promote continued subdivisions of farms into large lots housing, whether done on a small scale by individual landowners or by larger developers. While this may protect "open space" it won't protect farmland.
96	This alternative doesn't seem to have any pluses for the County. Not much increase in affordable housing, continued restriction on where housing or other developments might occur and won't increase business tax base. I do like the preservation of farm land, but this plan doesn't really help older farmers find younger farmers to take over the farm and with increased land values makes it very hard for new farmers to get into the business.
97	Any plan that focuses on saving rural lands and protecting watersheds, agricultural land and the environment is a positive step. More planning needs to be made in building high density residential/commercial walkable/bikeable cities saving undeveloped land reducing urban sprawl.
98	We need to protect farmlands and environmental lands especially any designated as Natural Heritage or important environmental areas.
99	If the overall objective (as stated) is to best achieve sustainable development and prioritize environmental and watershed areas, this is the only option. Without proper management (other alternatives), water quality decline is guaranteed, in addition to increased flooding from greater coverage of impervious surfaces (did we not just experience a hurricane in Asheville?), soil erosion from deforestation and public health risks from contaminated water sources due to exacerbated effects of climate change (again—did we not just experience a hurricane in Asheville?).
100	So far wildlife protection is a sham. Habitat destruction is the number one reason for species decline. The rural buffer is being built out to become suburbia. Giant houses. Impervious surfaces. People people everywhere. Looking at the map, I see nothing to protect rural, environmental, watershed and ag lands around Mebane. No rural buffer at all. Or Hillsborough. We live in the rural buffer and we experience more housing and "outdoor venues" than ever before. And of course more traffic. What wildlife??

Long Survey: Land Use Alternative #2: Enhance Agricultural and Environmental Pr

Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #2.
101	I believe that watershed protection should be weighted more heavily.
104	Of course I want to protect the environment and watershed, and whatever land is actually being used for agriculture (not just zoned for it) - but OC needs to acknowledge that people need places to live that are "affordable" both in the legal sense and in the "I've been a school teacher/social worker/CNA all my life and need a place to live in retirement". Don't let the NIMBYs win. Just because they got there first doesn't mean they get to block others from having decent housing.
105	This alternative does not change much. There is a need for a variety of housing types that can be more affordable than housing provided in established communities.
107	We can protect and enhance environmentally important lands without reducing needed housing. We need to develop wisely to provide more housing dense neighborhoods that still provide environmental protection. This is not an either/or decision.
108	Again, this option discourages dense housing--an invitation to high income residents to 'own' the countryside. We can protect environmentally important land AND encourage dense, affordable housing. I don't see any mention of community wells and wastewater systems. They are more efficient, cost effective and can be done in an environmentally responsible way.
110	Alt # 2 seems to lead to more upper class sprawl (large lots on individual well and septic) is an outdated 20th century concept, one that has not served us well. As a long-time resident of rural Orange I continue to see more of this style development. Now that I am retired I want to stay in rural Orange but in a modern, small higher and mixed density community (multi-family and smaller lots) where a large portion of the land is left undeveloped as a permanent buffer. Many of my long term neighbors keep wondering how they can stay in rural Orange without the increasingly difficult maintenance of large lot single family homes.
111	Alt #3 is a better approach, relying more on Conservation Neighborhoods, which are much more environmentally friendly for the 21st century
113	The strength of this plan is that it keeps most development in the municipalities, which is wise planning for reduced VMT, more affordable living (as people would be spending less on transportation), and preserving more of the overall tree canopy of OC even if it means losses in the towns, while preserving what people consistently say they love and treasure about unincorporated Orange, and that is critical to our drinking water supply, ecosystem preservation, and local food economy. That said, (wise) economic development in the prior established ED districts that are near the interstates still makes logical sense.
114	Puts conservation in conflict with pressure to grow. Appears to overly restrict new approaches to deal with the interaction of growth, aging and conservation pressures. Too narrow a focus for considering the multitude of trade offs.

Long Survey: Land Use Alternative #2: Enhance Agricultural and Environmental Pr

Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #2.
115	<p>I do not support Land Use Alternative #2 for the following reasons: From the County's description of this alternative, it's unclear what would be considered "priority" or "high value" lands. This seems very subjective and ripe for abuse. The scorecard also does not address watershed protection. For example, it's not clear how the proposed changes would encourage or require riparian buffers to protect streams. This alternative doesn't address the housing needs of older residents or younger families – in fact it seems to negatively impact them by restricting housing stock. This alternative does not consider innovative options for increasing both conservation and housing, such as conservation neighborhoods. This alternative benefits the well-off to the detriment of other residents. Relying solely on individual septic tank and distribution fields for wastewater and individual wells is a policy from the last century and should not be continued when we have more innovative methods available such as community wells and wastewater systems permitted under NCDEQ-approved permits and licensed operators. The policy of relying on individual septic tanks and wells should not be used as a tool or excuse for restricting additional housing stock.</p>
117	<p>This one will exclude the necessary housing for those making less than 80% of the median income and make it where only the wealthy will be able to have housing in Orange County created by lowering the density. Housing can be created in such a way as to help with the conservation of the land and to use community wells and wastewater systems permitted under NCDEQ with approved permits and licensed operators. (Conservation Neighborhoods, under Alternative #3 would help to provide homes while protecting environmentally important features and watersheds.)</p>
118	<p>The only way that I can see for this alternative to reduce VMTs is if you make one of the following assumptions: 1. The total population of Orange County (OC) is NOT going to grow; 2. Everyone who works in OC is going to live in one of the incorporated areas of OC as opposed to living in a nearby county and commuting to work in OC. That is not true presently and if there is a reason to think that it will be so in the future, it escapes me. If the goal is to suppress growth in the number of people who live in OC, then it could have some impact on greenhouse gas emissions. We can protect and enhance environmentally important lands (which all rural lands are NOT) without reducing needed housing, we just need to develop wisely. Just reducing residential density would just promote upper class sprawl, and not contribute to the need for more equitable housing stock.</p> <p>Individual septic tanks are not an environmentally sound way to provide wastewater treatment. When I asked an experienced land use planner if my civil engineer brother was right when he claimed that septic tanks are a public safety hazard, I was told "well yes, but politically you can't get rid of them." Well you can certainly try to establish policies that improve the situation!</p>
119	<p>I don't think this plan allows for enough housing. The town limits are so full that there is only room for building taller apartment buildings. While this is a viable housing option, I don't think it increases affordable housing for full-time residents; most apartment complexes within town limits seem to be designed for college students or more upscale apartments. The people who maintain the university and work in surrounding businesses can't afford to live in these places. I think the only way to actually increase affordable housing in the area is to build less dense options in the rural areas.</p>
120	<p>The humanist in me supports alternative 3, but the environmentalist in me prefers alternative 2.</p>

Long Survey: Land Use Alternative #2: Enhance Agricultural and Environmental Pr

Considering Alternative #2, what is your level of support for changing the County's current approach of managing land use to be more focused on protection of environmental, agricultural, watershed, and rural lands? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #2.
121	I don't support reducing residential density requirements.
122	I would like to see the county to adopt a more critical stance towards developers while exploring sustainable alternatives that enhance environmental protection. Specifically, I believe it is essential to prioritize the creation of updated watershed maps to better understand and manage our water resources. Additionally, implementing stronger stormwater regulations within each conservation area is crucial to mitigate flooding and protect local ecosystems. Lastly, safeguarding wildlife corridors should be a top priority to ensure that our natural habitats remain interconnected and healthy. By focusing on these measures, we can significantly improve environmental protection in the country while promoting responsible development.
123	Economic development area along 40 on Old Hw 86 needs access to water and sewer.
124	Especially because of the climate crisis, we need to focus on these four areas.
125	Especially because of the climate crisis, it is important to focus on the protection of these four areas.
130	The previous approach seems to equate conservation with limiting development to large, high cost, single family lots. More housing options are needed and by allowing development of conservation neighborhoods those options could be available while still protecting the environment and watershed.
131	This is a plan that just tends to encourage urban sprawl, with conventional subdivisions that mirror urban subdivisions with poor efficiency of land use as families decide they cannot continue family use and sell their parcels to developers.
132	I strongly support protecting our farmlands and watersheds, with an emphasis on working with MPO on identifying, protecting, and adding to wildlife corridors. This is especially important along our streams, in riparian areas and floodplains, which tend also to be a place we site housing and even commercial ventures: witness University Place and Eastgate in Chapel Hill, and Carrboro Plaza in Carrboro.
133	This alternative would be even more biased than alternative #1 against innovative development such as rural conservation neighborhoods, and as such would be a backward step for land use planning in the county.
134	More housing is needed. Plan tends to support more expensive housing.

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
1	This questionnaire seems skewed to promote the development of the Efland area. However, your plan also concerns parts of the Rural Buffer to the south, closer to the Joint and ETJ areas, and Carrboro/CH towns buffer lands are included and shaded strangely on different slides. I do not know enough about the feasibility of Efland's development to click a dot. That being said, I am not impressed with the lack of transparency or understanding about the parts of Chapel Hill & Carrboro listed on the map that are ever-changing in color.
3	Alternative 3 is the most equitable and well informed approach in view of inevitable future population growth and our aging population.
5	While the description of the rural conservation subdivision sounds great, adding one to the Rural Buffer is a no-go for me. Once you attempt to make a change to the Joint Planning Agreement, you open the Agreement up to other changes, especially in the course of negotiations with the towns involved in the Agreement who are looking for more space, which is just a slippery slope. Also - it seems like these subdivisions may allow for some commercial spaces, which would add commercial to the rural buffer -- let's not open that door wider either. Leave the Rural Buffer alone. Also - SW Bingham recently rejected a rural conservation subdivision for some very valid reasons. They really don't seem to belong in rural, distant neighborhoods. If the location of one or two were in a good location in the county, close in to ex: N. of Chapel Hill, or close to a Hillsborough border, this may work; however, most of the proposed locations on the map make no sense just like the SW proposed project made no sense.
6	This alternative is somewhat more palatable than doing nothing (#1), but does little to mitigate the effects of overall county density - it merely distributes it. Rural small-acreage housing still requires water and sewer, still requires commuting to commercial hubs, and whether the open-spaces being preserved provide viable farmland is unknown. A better approach is to expand our cities so as to fully exploit city water and sewer solutions, build (possibly) affordable high-density, connected housing, and minimize commuting (at least via private gas vehicles).
7	PLERASE - before this alternative or any other moves ahead . . . Define OPEN SPACE in a manner that can be understood by entire population, not just planning staff & development applicants. The UDO defines Open Space (Definitions) as everything that is not a building, yet most people think of Open Space as protected areas. 60% in this alternative means what? The current UDO regulations are also very confusing about this category. At various places in the alternatives report the footnotes become the only place to check what definitions or assumptions are used to develop the alternatives. There needs to be much more transparency.

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
8	This alternative appears to be a bad-faith way to permit suburban sprawl under the guise of conservation. Developments such as the fake farms that abuse agricultural exemptions (Steel String Brewery's commercial abuse of AR zoning, the party barn on Morrow Mill) and the neighboring rezoning of AR land to commercial to support non-resident LLCs to undertake development that is incompatible with rural historic district designations are already happening with the county's support, contrary to the concerns of rural residents and actual farmers. This scenario would accelerate these negative developments.
10	This alternative is better than either #1 or #2 in that it is less car-centric and increases density around developing areas. It is insufficient as a reaction to the climate crisis, but it's a step in the right direction.
11	A lot of the areas in question are near popular bicycling areas. If this alternative was approved, I would hope that increased traffic volumes would not reduce bike safety in those areas or that additional safety improvements could be made (understanding that these roads are probably outside of Orange County's purview). I would also need to see more evidence that the added housing would lead to greater overall affordability and that the economic development area would create better quality jobs for existing residents. With all that said, I do think this alternative is measured in comparison to much of the state and region.
13	A lot of the land in these areas doesnt perk easily. Giving predatory developers access to more land does not in fact guarantee increase in economic development that directly benefits the community. As we have seen in Chapel Hill, Raleigh, Holly Springs etc - the low-quality cookie cutter, suburban sprawl-esque developments end up with empty apartments, empty storefronts, cracked parking lots and sprawling ugly poorly built buildings.
14	It seems like this approach is an attempt to create mini 15 minute cities or areas where the populace would or could be confined or restricted by supplying them with housing, employment opportunities and commerce on site. I am not in favor of this.
17	The homes built would likely be completely unaffordable to working class families and do nothing to make housing more available.
18	I worry that this conservation requirement would force these residential areas to be extremely costly and unaffordable to most of the Orange County residents. If we are increasing housing availability, it must be equitable and affordable. Those who work in Orange County should be able to afford living here. I am interested in what commercial zoning would be created in the Economic Development Area. We need to diversify businesses and include more industrial and large corporations. Reliance on small local vendors creates additional vulnerabilities.
19	This seems like the most balanced alternative to meet the goals of orange county.

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
22	Sadly the area on West 10 Road has already been developed with all the big box buildings and now the big truck traffic on roads that used to be great for cycling. Not so much any more. Even more development in the area would not improve the situation. Why is the assumption that Orange County needs to provide new employment opportunities? Lots of work can be done remotely now and those opportunities exist well outside the county but benefit county residents.
24	Please develop the roadways before allowing this kind of development. The current roads in/out of Chapel Hill, for example, are wholly inadequate for existing developments such as South Creek. BTW-- the tax revenues collected by Orange county are substantial. I have no goals that include an ever-increasing tax base. We clearly have plenty of money---we even have a paid "Poet Laureate" in this county.
30	Cluster housing could greatly protect and conserve some open land in the county. Definitions of "open space" and " permanently protected" are needed. New technology will improve water management, especially when managed for a cluster of dwellings. Economic Development areas near Efland and other parts of the county closer to Carrboro and Chapel Hill will increase the tax base and potential for nearby convenient services for residents outside of the incorporated towns.
31	I am strongly in favor of the Rural Conservation Neighborhoods as a way to balance environmental protection with a need to accommodate population increase in an affordable way. I think the community water and sewer systems are a necessary component of such development, but I am nervous about the regulatory oversight of these systems. I think it's a good idea to have another locus of economic development besides CH/Carrboro and areas closest to Durham.
32	I do not support this approach as written. It pushes growth far away from highways, spreads them out in a way that makes public transit infeasible, and separates new development from the services and businesses they would interact with.I'll grant that smaller developments with shared land (though still private land, as I understand, e.g. through a HOA) seem strictly better than suburban sprawl, but it doesn't solve any of the systematic challenges of suburban sprawl.There are two changes that would make this more appealing:- If these neighborhoods are a way to generate space for public land, this would be a wonderful way to preserve land for use by all. Neighborhoods next to a park that's usable by all provide durable property value and a guarantee of how future development will work. Combining resources from the TLC, developers/home-buyers, and tax optimization from sellers would create more public land that might otherwise be available with the resources we have.- If these neighborhoods have mixed-zoning added nearby, they would create less requirement to travel longer distances by car to meet daily needs. This starts to morph this proposal into #4, but I believe that mixed-use neighborhoods would be valuable anywhere, including the proposed spots.

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
33	Development around major transportation corridors appears to be inevitable in terms of all counties within NC. That said, economic opportunity at the expense or potential expense of the environment, arguably, is a fool’s errand. Any development should first and foremost consider any potential environmental impact(s) based on science. Accordingly, I encourage OC to consider adding an independent “science” review function to its analysis of any given proposed development and not simply rely on the so called experts brought forward (and funded) by any given developer.
34	<p>The Rural Buffer needs to be preserved!The Rural Buffer was created by Orange County as a way to protect agriculture, environment/water resources and quality of life for residents in the face of the Federal Government and the State deciding to run the I-40/I-85 interstates through Orange County.The head water streams crossed by these two interstates need to be preserved. That would be best done by creating an overlay area along those corridors, particularly between Hillsborough and Mebane, requiring current, science-based, Best Management Practices for watershed stewardship.The head water streams were here first.</p> <p>Our current UDOs, development policies and practices, will degrade those head water streams subjected to urban development.This is the conclusion of current, peer-reviewed, field research.There also needs to be a review of our FLUMs and our development policies based on Federal ESA decisions that have taken place since 2008, the last CLUP review.Orange County is now charged with complying with protecting species, and their habitat, in order to comply with Take regulations. (please see U.S. Fish & Wildlife Service IPaC Information for Planning and Consultation)</p>
35	60% of site? 60% of site in open space? What definition of open space? Existing UDO definitions? 60% is too high/not supported by any primary research and will discourage use.
36	Need more information in this area
37	More, denser neighborhoods just add traffic to our roads. These neighborhoods would also add to our already crowded schools with no benefits to the county.Consideration to additional traffic and impact to schools should be made.The traffic in this area has already increased with tractor trailer traffic sharing space with school buses picking up students and transporting them to the schools on West Ten. We don't need more of this.
39	I would like to see more restaurants (sit-down), not fast food. A fast food Drive thru restaurant just off hwy. 70.
40	Communication among neighborhood - more education on watershed to communities
45	No opinion.
46	This approach provides the county to respond to development pressures with flexibility and with tools that protect/promote responsible use of land resources.Well maintained systems have been demonstrated to provide reliable water and waste water services.I don't have sufficient information about how this would impact vehicle use on roads used by cyclists.

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
47	I only support neighborhoods with mixed, affordable housing. All neighborhoods should allow multi-family & commercial uses.I am not a water treatment expert. I am concerned that small-scale infrastructure would limit future growth.
48	The community like this that I am familiar with is The Trails on Dodson's Crossroads. They are unable to control their community septic system. It really stinks some evening and I worry that it overflows at times too. Better septic systems needed
49	- Love the Rural Conservation District concept!!
50	Privately operated sewage treatment is a bad idea.
53	I do like the conservation of land, however, this model creates a more densely populated neighborhood.The Economic Development has brought increase in traffic esp w/trucks not adhering to traffic laws.
54	- Why is the Buckhorn area being carved out specifically? This is an area of headwaterstreams feeding both the Haw Cape Fear river & the Eno-Neuse River watersheds.
55	too similar to *4 no proof of concept no community buy in obtained prior
56	I like the green buffer and environmental protection.Having private communities maintain their own water treatment systems would be too much of a risk for these sensitive ecological areas. I do not think the funding required to maintain a community waste water treatment plant would be an adequate source to keep them from being a liability. no more warehouses or industrial. EDA could be mixed use here
57	I oppose the expansion of the Buckhorn EDD, particularly where it intrudes into the existing county designated critically protected watershed. This area should remain protected & is not appropriate for an ED & power lines & more cultue pines. Additionally, the quality & character of land should be considered for rural cons neighborhoods. The existing parcel at Buckhorn Bushy Cook is not conservation land as BAP Area D - it is covered in giant power lines. Depends on locations chosen & character of land. I am completely opposed to creating an EDD in what is now critically prot watershed & a wildlife corridor. In addition the warehouses that would likely go there don't provide many jobs & bring heavy truck traffic that endangers our school & does not belong on W Ten Rd.
58	- Any land use that brings truiton to the Buckhorn Area Plan will destroy Seven Mile Creek which is a feeder to the watershed.
59	Only concern is can it be feasible for developers? Folks want to buy this type of development? Would we be limiting our development? I am unclear to why this would be a good or bad outcome
61	- This is needed
62	If we cannot provide water & sewer then don't develop. Opposed! Water Quality!!!
63	I am not interested the economic development in the Efland area that is coming from Mebane
64	Development cost may be prohibitives. Don’t believe in economical development to delve tax base

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
65	30% maybe a more realistic #.There are wonderful effective systems available.North Carolina needs more and better economic center that area is perfect because of current infrastructure.
66	2 much growth housing & industrial. 2 much housing & industrial. 2 much housing & warehousing
67	I support rural conservation neighborhood but the areas are suspect and should be more closely examined
68	NO MORE WAREHOUSES
70	- Strongly support if this is the character we go
71	great idea!
81	The concern with this type of development is the water and wastewater treatment dependency on wells and packaged treatment plants are used in lieu of public water and sewer services supporting the development. Economic development areas are by their nature areas that will grow into high density land use and transportation traffic rates. Areas such as near Efland south of West Ten Road ARE areas for economic development, but historically have not happened due to the lack of public water and sewer. Areas such as this ARE the corridors where Commercial and Industrial development are appropriate adjacent or in close proximity to the interstate highway system running through the county. The higher commercial and industrial development tax rates help offset the costs of public services (schools, police, fire, emergency services) that residential housing development requires and is not fully covered by the tax revenues that generate. Which not advocate the extension of water and sewer up front in to the Alternative #3 areas (which development density over time will happen) rather than use of wells and packaged waste treatment plans are environmentally risky?
84	I feel this is an even trade for the younger audiences and older population which makes Orange County a popular choice and possibly brings money to Orange County. Upgrades are needed for this plan, but they will potentially be needed at some point anyway. 3 and 4 are supportive for growth, but costly.
85	I agree with this plan to allow builders to use the lots that are smaller to conserve land use. This will allow a limited amount of homes that can be built.
87	The county very much needs more affordable housing and economic development. Conservation neighborhoods could provide an option that is more palatable to the public desire to protect land
88	I believe that this opens up dense housing in county zoning areas. It belongs in towns

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
89	While I can support the creation of rural conservation neighborhoods, I want to caution that this type of development will most likely limit the types of farming uses that could take place on the 60 percent of open space that is protected, due to the natural conflicts between farming operations and higher end residential neighborhoods. So while this might preserve open space and perhaps allow some level of farming via hay fields or other low-impact/low nuisance farm operations, it won't really help with the larger challenge of figuring out how to introduce higher density residential without impacting our declining inventory of viable farmland. And it would appear to be potentially limited by the need for higher tech/more costly septic/wastewater handling and large capacity community wells. Such conservation neighborhoods would need to be very thoughtfully located and very tightly defined/controlled with strong rules. There is an inherent conflict with our other goals to promote more sustainable communities that help reduce vehicle miles driven by commuters. I can support the creation of additional economic development area south of West Ten but am concerned about how this area can be defined and ultimately confined in a meaningful way, to prevent it from expanding farther south.
90	The proximity of this part of the county to major highways makes the area attractive for economic development. If such development must happen, this is the best area of the county for the development.
91	I think in theory, conservation neighborhoods is a good idea. The problem is in ensuring that developers follow the guidelines and don't get waivers for developing in the current fashion. Also there should be strong tree retention and soil retention standards put into place for any of these neighborhoods.
92	Alternative 3 seems like it is most likely to increase housing stock. The question will be whether that stock will be affordable (and a new definition might be needed as I have a hard time seeing \$400K houses as being workforce housing or affordable) or continue to allow for higher priced development to occur. Question 3 ties into this question of housing. It also relates to providing better transportation alternatives to any new economic development areas not only the one proposed along West Ten. As long as there is appropriate oversight over private sewer and water systems for communities, I support allowing this expansion. It seems that most of these systems are a mix of old-school technology and new, often with limited track records, that makes me concerned about accidents effecting the area.
93	This option is in direct contradiction of the key objective of sustainable development by prioritizing environmental and watershed areas. Furthermore, West Ten Road is already built up with industrial centers and warehouses. Finally, the developers planning these options likely do not live oor commute in Orange County. Have you seen the traffic in Hillsborough town in the mornings?
94	Once again, land use for people. The government doesn't need to be in the real estate business.

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
98	I like the idea of having a large chunk of land divided into 2/3rd's "leave it alone" and 1/3 "build dense housing". Don't be afraid of dense housing. It can enhance the feeling of community and be built with less impact on the environment.
99	The rural conservation neighborhood is a very creative approach. So glad to see such innovative thinking in this process. This approach provides more housing AND protects land. The Fiddlehead Corner proposal currently in the pipeline is an excellent example of what this approach could look like. There are safe and effective technologies for private water and wastewater systems, plus my understanding is that these are regulated by the state. I will respond about the economic development area in the next question
101	This is a balance approach combining cluster housing while preserving open spaces. "Permanently Protected" needs to be defined. There are good examples of this wastewater approach in Orange County already. The state has or is developing standards for these systems and operators must be licensed by the state.
102	Why just Efland? Why not also 86 between Chapel Hill and Hillsborough and the NC 54 corridor west of Carrboro/Chapel Hill? The rural "nodes" on the plan along are a carryover concept - 40 years or so. These need more thought if they are to be included in the 2050 plan.
103	There is advanced technology (and more, probably, on the way) to protect the environment. Make sure guidelines are included. This seems like a reasonable approach to expanding housing and business options. I am particularly concerned about housing for the elderly. It isn't always feasible to age in place; we need more community approaches to shared resources and care.
104	I like the idea of rural conservation neighborhoods that would help preserve and use the remnants of small historic rural communities; and, increase housing, especially on smaller lots to preserve open space, etc. I don't know enough about private water and wastewater systems to comment knowledgeably about how well that will be affordable and work. I suspect this aspect brings its own concerns about sustainability and environmental protections.
105	I like this because it promotes open spaces and allows for more managed, creative residential population growth.
106	I have lived in a rural Orange neighborhood with community water and sewer for 30 years. It works well and it much more efficient and safe than individual septic systems. This system was built in the 1970s and while it still works, community water/sewer technologies are much improved and should be utilized going forward. The Rural Conservation Neighborhood concept seems ideally suited, allowing development of self-contained medium to higher density neighborhoods with a high percentage of green space and modern high-tech water and sewer management. This is particularly well suited to development of 55+ communities that serve the aging population well.

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
108	<p>This appears to be the best compromise between developing 100% and blocking all development. I do have concerns over the level of density that would result as well as tax implications from needing to build out additional infrastructure / utilities to support this. There would need to be a true lock down on development to ensure that the local governments cannot go back on their word and push development into areas previously established as set aside. I think there should still be an option for development of housing with larger lot sizes if that's what the market supports. We should not be mandating or forcing small lot sizes for their own sake.</p>
109	<p>To me, scenario 3 is the only viable alternative, but it needs to be tweaked. Private water and wastewater systems are not sustainable. In fact the state legislature is promoting consolidation of municipal and county systems to reduce maintenance costs. So for scenario 3 to work, there's going to need to be a county wide discussion on how to expand existing utilities for cost effectiveness and reliability as well as technical knowledge in the face of continued water quality threats such as PFAS.As for a new economic development area, the county needs to actually make the existing economic development zones successful before expanding the concept. I would prefer to see small businesses allowed within neighborhoods rather than yet another poorly utilized mega-zone.I'm also concern about wildlife corridors and stormwater within these new neighborhoods. As someone who lives in a rural suburb, I can attest that the county's stormwater regulations are weak, poorly enforced, and putting the burden on second and third generation property owners within the neighborhood. For these new scenario to work long-term, we will need a complete overhaul of the current watershed protection and stormwater regulations.Changing a planning vision is all well and good and despite my criticisms, I do like the #3 concept. However, we've seen in Chapel Hill that the town can simply choose to ignore their future use plan at the whim of a developer. My hope is that this county plan doesn't lead people to trust in the plan only to have it pulled out from under them.</p>
110	<p>Small, private water and wastewater systems are notoriously bad ideas. They are expensive to maintain, often end up taken over by private for profit companies that rarely deliver on lower prices and better service, and are especially risky for middle and low income families. In addition, with the inevitable expensive upgrades and repairs that would come, there would be increased pressure for the town of Hillsborough to extend its services far beyond town limits and at great cost to current Hillsborough customers. Would also be fodder for the NCGA to force those connections. In an era of climate change, this plan seems in direct contrast to existing sustainability goals of the county and the three towns, and masks increased transportation costs as an exchange for potentially lower housing costs. The new ED district only can make sense if it has water and sewer from Mebane.</p>

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
112	I am not choosing among these alternatives, as I don't know enough about them to comment. My concern is what I've already mentioned: "bait and switch." Things that are presented as positive, turn out to be kind of trojan horses, containing a degradation of what we have, a loss of the rural buffer, water, farms, ecology. I may be wrong, but I'd like to be sold by people I respect, that these options are truly what I would consider progressive.
113	Conservation neighborhoods provide flexibility for preserving agricultural and natural resources.Allows consideration of conservation and needs of an aging population.Allows aging population to live in unincorporated Orange County.There are good examples of wastewater approaches in Orange County already.
114	I strongly support Land Use Alternative #3.I believe this alternative combines some important tools to support increased housing availability for the future of Orange County to serve a wide variety of residents, in particular: conservation and cluster housing neighborhoods. The County should clarify the definitions of "open space" and "permanently protect".Orange County should join other forward-looking counties across the country in promoting conservation neighborhoods for their many benefits.Finally, I would refer you to this URL: https://community-planning.extension.org/conservation-subdivisions-an-alternative-to-western-ranchettes/ , in particular this paragraph:"Conservation subdivisions have fewer impacts on landscapes than the wide dispersal pattern of typical exurban development and have been shown to have more economic benefits than conventional subdivisions. Those benefits include decreased infrastructure costs and higher marketability. Common open space in conservation subdivision developments provides a multitude of potential benefits to residents, including recreational opportunities, community supported agriculture, and a stronger sense of community."
115	As much as I would love to have public utilities like OWASA, I would rather have less dense housing and less economic development. We currently have a sewer and a well; I think that's a small price to pay to have privacy and quiet in and affordable home.

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
116	Regarding important values Orange County has toward conservation and cluster housing, this option has a lot going for it. Build neighborhoods where the housing (all types: stacked 2-3 floor apartments/condos, duplex, triplex, and quadplex, and single family residences) is clustered together to encourage interaction and support amongst the residents and conservation of the land within and around the community. Conservation of open space needs to be defined as does "Permanently Protected". Having 60% conserved would be dependent on the definition of open space. (Could part of that "open space" be part of the leach field for the community sewer/water treatment and back-up of community sewer/water treatment system?). Regarding the sewer/water treatment: there is new technology that can provide efficient, effective, and safe water and sewer treatment. The state has or is in the process of developing standards for these systems and the operators must be licensed by the state. Ensure the land is protected when setting the standards within an affordable range. Ensure there are adequate repair areas set aside for any approved systems. (Since reducing the lot sizes for dwelling, it will require that there are community facilities put in place.)
117	The environmentalist in me prefers alternative 2, but the humanist in me supports alternative 3.
118	Conservation neighborhoods provide the flexibility to introduce a variety of housing options for people at different stages of life, whether young adults, families, or older adults, and serve a wider range of incomes, while also meeting conservation goals through clustering housing. The clustering of housing is not only good for the environment, but good for the people who live in the neighborhoods - making it easier for the neighborhoods to be walkable, and "neighborly". The definition of what constitutes open space needs to be clearly defined. Safe, efficient private community water and sewer systems are already being used in OC. A much better solution environmentally than a broad scattering of private septic tanks and wells. Of course, it is important that the systems have adequate repair areas set aside and that the systems are well maintained. Economic Development Areas seem like a good idea for several locations in OC. I am not aware of the rationale for the area near Efland. Other corridors, such as 86 and NC 54 might provide suitable locations. The rural nodes were carried over from the past; the goals that they were intended to support should be re-examined to determine whether those goals are still desirable and/or whether there might be better ways of achieving them.
119	I believe promoting private water and wastewater systems is the wrong path to take and the county should explore consolidating their systems with municipal systems to reduce maintenance costs.
122	Support the use of economic development in Hillsborough along I 40 and Old HW 86 by providing access to water and sewer.

Long Survey: Land Use Alternative #3 -Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

Considering Alternative #3, what is your level of support for changing the County’s current approach of managing land use to encourage new Rural Conservation Neighborhoods that allow for smaller lot sizes in trade for 60% of the site to be permanently protected? Please circle your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Please provide any additional reactions here for Land Use Alternative #3.
127	Rural Conservation Neighborhood is a very appealing concept, especially because it facilitates the conservation of a much larger amount of open space than the other alternatives that don't include it, while preserving the rural character of the location. However, it is already possible in the current UDO and Comprehensive Plan 2030 to have developments with a large percentage of open space using the flexible development option. Yet few if any have been attempted, likely because they are not financially feasible for potential developers. Incentives such as provisions for higher density and expedited approval would make these projects more viable and attract developers with innovative ideas to create these highly desirable projects.
128	Rural conservation neighborhoods are a great way to accommodate growth with minimal impact on the rural landscape and ambiance. (The example map is a bit confusing to me concerning the rural conservation neighborhoods. Brown areas indicating rural conservation neighborhoods are sprinkled around the county, but the lines from the big circled "A" all locate areas in the northeastern portion of the county.) Community water and sewer systems technology has advanced to the point where it seems generally preferable to individual systems for a sizable development. With proper regulation I don't see harm in promoting private community systems.
129	I like Alternative #3's balanced approach to conservation and growth, plus that it supports the addition of housing, preferably modest-sized homes. It doesn't seem feasible to have this supported by private water and wastewater systems. What is the alternative? I think small businesses should be allowed in residential areas not in a special zone, enhancing the possibility of living, working and shopping without driving to someplace with a big parking lot, or many big parking lots.
130	Combine conservation and cluster housing. Set standards for an affordable range and protect lands. Need more non-residential tax base and ability to get retail/office services without traveling long distances.

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County's current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
1	Why is Duke Forest in Hot Pink like this Efland proposed? Do we understand natural spaces and Topo maps? No support for #4.
2	Strongly oppose commercial development south of West Ten!
6	<p>Again, as I mentioned in #3, stay out of the Rural Buffer. We do not need Mixed Use Development in the Rural Buffer -- this opens the slippery slope much great than adding a Rural Conservation Subdivision into the RB. Opening negotiations with the two towns to add Mixed Use there will more than likely have them asking for more mixed use in other parts of the RB -- Hwy 54 corridor looks most likely. Why open that door. Why make commercial development an easier change to the RB -- why open that door? Keep the Joint Planning Agreement as is.</p> <p>Installing water and sewer is a huge expense and where is the capacity? I like the idea of providing OC residents with more retail services so we are no going to Durham, Chatham, and Alamance for our food and entertainment, and the I-40 and Hwy 70 corridors make sense. Where is the money/capacity?</p>
7	I strongly support "vertical growth" i.e, encouraging the expansion of our cities to allow higher density housing with public water and sewer and proximity to commercial centers and employment opportunities. However, I do not view Southern Village as the ideal - it certainly achieves little towards meeting goals of housing affordability, equity, and mitigating commutes. But as long as people need or want to live in the triangle, there will be increasing pressure to build housing, and that will be: first, as long as it is available, on existing farmland converted to residential use; and then urban housing units. Since our only choice to preserve farmland is to make it unavailable for development, we need face that fact and start protecting it.
8	Current policies about utility availability and low density everything have helped create significant discrepancies we now see between living in Orange County and working outside the county. The same goes for the magnet employer - UNC - as a driver of workers from out of the county. We have had population growth at a rate of less than 1%± for many years. - All of the population "estimates" in the 2050 plan materials show that growth rate continuing. This is probably not a sustainable condition for the next 30 years. Alternatives #3 & #4 in some combined fashion should be pursued as a Plan. And it might be nice to call some component of this activity a "Comprehensive Plan for People, Wildlife, and the Management of Environmental Assets. I live in the rural buffer and would suggest that the rural buffer policies could/should be reconsidered. If the county wants to be efficient in the use of existing infrastructure (schools, roads, recreation and open space facilities, etc) increasing the impervious footprint allowed in the Rural Buffer would make sense. Infill development - other than the use of ADUs - would be a starting point of not adding to sprawl.
9	These developments require substantial land taking and land-use charges that are incompatible with historic preservation and environmental conservation. Orange County should be a leader in these areas. Let Johnston County lead the way in unsustainable economic development of rural places.

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County’s current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
11	This is the best of the alternatives on offer because it focuses growth and best enables change away from car-centric development.
12	Unless there is a dedicated multimodal transportation component in the identified areas, I worry that they will just become high-density sprawl and lead to additional sprawl that the alternatives do not account for. Something akin to Southern Village may be ideal here.
17	I support this option. As a County, we cannot afford to be afraid of growth. I am interested in the mix use development plan. I think we need to be careful about how we do this. Areas like Southern Village are good for residents but likely will not attract the types of businesses we need. Lower density economic activity in addition to the mixed-use areas outlined in this alternative will aid in bringing the right businesses to increase the County's resilience.
20	I absolutely do not support this plan. I think it's unbalanced in favor of unnecessary developments. Likewise, I observe that one of the developments outside Chapel Hill is placed in the rural buffer. I find that proposal unsettling because it erodes residents' trust in the county's commitment to protect the rural buffer as a policy area for low density agricultural land. I understand that in the zoning process, residents don't get everything they want but I'd ask to at least compromise with one of the other plans. This plan is very strongly in favor of development/urbanization at a cost to rural Orange County residents. For that reason, I can't accept it.
21	This is the future of Orange County.
22	Would like to see some more environmental protections with this plan
26	I am in favor of upzoning and creating higher density mixed-use neighborhoods. Higher density neighbors are more sustainable because they reduce VMT, use less land, make public transport more efficient, and keep people close to job/economic opportunities. Alternative #4 looks like the best alternative.
28	Higher density allows for efficiencies in water management, utilities, and transportation and can cut down on pollution. Economic development areas are desired along strong highways like #54 and #86.
29	I could not answer the first two questions because, although I see the point of mixed use development, and generally support this idea, the location of such development is critical. I am not in favor of mixed use development in what is now rural buffer.
30	As written, this is the best of the proposals. My only qualm with this is that I'd rather see Chapel Hill and Hillsborough directly absorb this growth, vs. trying to create little proto-cities outside of their limits. To the extent we can encourage new development like this (which is good: dense, walkable, mixed-use) closer to the centers of cities, the more feasible future public transportation projects between Chapel Hill/Hillsborough/Mebane or even Durham/Raleigh becomes.

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County's current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
31	Fact. OC has the highest county as well as water and sewer tax rates in the State. To coin a phrase, this model will benefit "those with means at the expense of those who do not".
33	Under current development policy this model for land use policy would degrade water resources and quality of life to a critical level over time. Also, it would also put the Traingle region's food security at great risk.
34	How do these relate in any fashion to population and DU growth projections? This whole project of land use does not talk about affordable housing. NC54 Corr
35	if there is more opportunity for employment & recreation
36	Consideration should be made for additional traffic on county roads not made for it. The existing schools are already crowded. Plans must be made to handle more students in the western part of the county. Parks and recreational areas are sorely needed in the rural parts of the county.
39	1) During presentation - general conversation to discuss to slow location effort area discuss current issue that can effect development example - using drainage pipe beyond the standard requirement to avoid flooding (break information into community language. 2) Communication system is bad: Are you reaching the people in the community especially those why change will make a major change I'm representative for Habitat for Humanity at many family may want to be more informed How does this plan connects with the county 2025 DMV plan come together.
40	I live in Orange County and restaurants are needed here.
41	Yes In the future I would like to see Landrymat Build for Community: More activity for our Future Children:
45	- Clustering intense mixed use development near existing development with public utilities makes sense. - This is cost effective as long as existing treatment facilities have the capacity for anticipated demand.
46	- I strongly support dense, mixed use transit-oriented development. I prefer development in existing municipalities. - Why not incorporate development into existing municipalities? - Only allow development on dense, low speed streets. Avoid driveways on main roadways. Do not combine through fares with complex environments. "NO STROADS" :-)
51	"Employment opportunities" must include living wage jobs, not pitiful and meager minimum wage ones.
52	- I'm concerned about the current infrastructure supporting these changes & at what cost. - Additionally, the economic development area is right where a middle school & planned ball field are located.
53	This just seems like we would be throwing our hands up and walking away from zoning at all.

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County's current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
54	<ul style="list-style-type: none"> - we need it done more conscias of existing residents & current climate goals - take responsibility for your growth plans and get it done as unified county & cities/towns/villages/neighborhoods - Focus or attention to infrastructure -> where is the plan? -> How will utilities expand? Who will take ownership -> now can the county leverage resources to protect Efland as unincorporated? -> how to focus economic districts around affordable housing and which of community business leadrs.
55	<ul style="list-style-type: none"> - I think the mixed use density is good for housing availability and having shops cobcated w/ housing would be great. This is ONLY IF the usage is non-manufacturing or industrial - more utilities would be good -Please no more warehouses on/around W Ten Rd Mixed use O.K.
56	<ul style="list-style-type: none"> - Do not support existing locations identified on maps. This type of den belongs closer to Uroban centers - Extending water sewer allows for the relentless advancement of unnecessary greed & development - This presentation started w/a false statement. Specifically that these plans prioritized not touching critically protected watershed. Alternatives 3 &4, However, Create an EDD in an area that is currently designated critically protected watershed. Therefore, the community is being asked to give feedback w/o being properly informed \$ therefore, this process is flawed. The statement should be removed & the maps should reflect where existing critically protected watershed is located.
57	<p>I attended public input at Cedar Grove & Chapel Hill. NO ONE from the public expressed anything close to this. Why is this even an option?!</p> <ul style="list-style-type: none"> - This is the LAST thing OC & the rural areas need! Keep this in Wake, etc. - You need to go back to public input sessions and come up with ideas that actually REFLECT the public wants. How about strengthening current zoning so it is harder for developers to get a rubber stamp for upzoning by the Planning & Inspections Dept? You need to bring research scientists to the process. NOT landscape architects who work for Clarion or Staff from OC. Scientists who have data that addresses the deforestation from destroying the environment.
58	<p>I am aware of the costs of water sewer extensions in Hillsborough, but am less clear as to how dire thes are extending existing orange county water & sewer.</p>
60	<p>Add focus on elder housing</p>
61	<p>Mebane's reach into Orange County is aggressive & ugly. Please pay attention to air, light, noise & water pollution.</p>
62	<p>We were not given a choice with urbanizing residential along Bushy Cook rd and West Ten rd. There is critical water shed in this area. I feel like Mebane is not giving us many choices.</p>

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County's current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
63	<ul style="list-style-type: none"> - This renews the goals of the rural buffer, but if we can center development and create wildlife & open space & ag areas, I think I would support. - The thing is, I like the Blackwood area as it is now, so I'd like the development to be closer to the cities even
64	Want to preserve natural resources and water. Cost may be prohibitive.
65	<ul style="list-style-type: none"> - Smart growth! - Regional wastewater systems are much better use of state tax dollars. The process is that once it is a matter of time that there will be pressure to grow in areas where folks want no growth.
66	<ul style="list-style-type: none"> - 2 much housing & not enough farm land - 2 much housing & not enough farm land - Stop all the building of housing on top of each other 1/2 acre lots are way 2 small. Keep Mebane out of Efland!
67	<p>Public facilities especially schools, should be noted on all land use alternative maps.</p> <p>Significant topography such as streams should be noted on maps.</p> <p>We would like to see examples and specific definitions of "urbanizing residential".</p> <p>These maps should show critically protected watersheds.</p> <p>#2 & #4 create and EDD in critically protected watersheds.</p>
68	<ul style="list-style-type: none"> - No more warehouses - No more warehouses - None of these maps have enough info to make informed comments. These maps should at a minimum include location of current schools, protected watersheds. The fact that GHMS where this meeting is held is in an economic development area is ridiculous and shows the lack of thought about schools in all of these plans.
70	at the fence between #3 and #4. Slight preference for #4 at the moment land between. Don't like the development Chapel Hillborough
71	ok for EDD not ok for Chapel Hill
72	We have already been deeply impacted by the industrial development on W-10. While we understand the need for development and growth, housing feels more important and in line with the needs of the county. The traffic, pollution and general degradation of beautiful land in exchange for industry rather housing is really not wanted by the community in Efland.
74	Not sure feasible some of area duke forest protected

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County's current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
76	I like the idea of higher density affordable -> using data-based measures of what is actually affordable for people who live in Orange County, not the high income transplants moving in from NY ;-) housing which is built to be sustainable, solar panels, grey water systems, etc that is close to or in existing towns rather than spread all over the county in various rural nodes. Supports transit conservation, close to jobs, etc Seems like there are many businesses already. Support what exists to provide a good living wage for people who want to work in the county. Growth, growth, growth of population size, # houses, # businesses, # acres bull dozed -> shouldn't be what we look at as "progress". Progress is people to live sustainably and equitably where they are - we don't need 1000 more people to be accomodated. I was looking for an alternative that was high compared to baseline in the factors other than economic opportunities in unincorporated areas, but unfortunately didn't see one.
77	It is a joke - Mebane own the area! Protect the Eno watershed\Protect the trees - all of them! Stop Mebane! In future add topo map showing water shed
80	Keep traffic out of school zones
81	Please protect our rural areas
82	This is the best option to support the objectives stated in Alternative #3. The major reason for supporting this option is we know the area is growing both in the need for housing and the need for Economic Development area to balance out the issue Orange County has faced for decades. That is lack of sufficient Economic, Commercial and Industrial Development areas along the interstate corridors due to the lack of water and sewer services at the major I-85 and I-40 interchanges. As we know Water and Sewer Services (and water supply impoundment areas) are city domain developed & built by cities & city driven agencies such as OWASA, not the county. The city of Chapel Hill has and is full filling it obligations to provide water and sewer along I-40 in a responsible manner. To be blunt and candid, the city of Hillsborough through decades of shall we say "lesser forward thinking and planning) has not and that historic practice is a contributing factor to the imbalance and tax base, and the increasing "intrusion" of adjoining cities particularly to our west with development that will increasing put Chapel Hill protected watershed areas as risk over time.
83	This is my favored option because it essentially provides for the same level of lands protection as the current 2030 plan. It allows for increased housing to help with affordability. It increase capacity for non-residential uses providing the potential for more job opportunites for orange County residents and less vehicle miles traveled.
84	This is an aggressive approach that sees the population growth and the bigger picture which will include policy changes and rising property taxes, the people of Orange County will pay in the end. Plans 3 and 4 are supportive for growth but costly.

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County's current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
86	Alternative 3 & 4 share three of thee of the same geographic areas. If all three Alternative 4 areas were developed as mixed use higher density, you could also develop the remaining two areas from Alternative 3 under the Alternative 3 scenario. That way you get the both forms of development.
87	This addressed the need for more housing as well as economic development. It would be nice if transit is an option as well.
89	The issue with this alternative appears to be how to interact with the municipalities and how to get their buy-in to even consider this approach. The idea of expanding development into the rural buffer along 86 will probably bring into question the whole concept of having a rural buffer. I think it's unrealistic to think that we can continue to grow without creating additional land that can be supported by water/sewer. The challenge to me is that this area being proposed still contains viable farm operations, so that any effort to implement this needs to incorporate ways/incentives to allow farming to remain active there. This may require a program to acquire/purchase development rights through farmland conservation easements etc. as a way to protect the best farmland in this proposed area.
90	I cannot support any plan that scores a 'low' outcome for protection of environmental systems.
92	This option is in direct contradiction of the key objective of sustainable development by prioritizing environmental and watershed areas. Furthermore, West Ten Road is already built up with industrial centers and warehouses. Finally, the developers planning these options likely do not live oor commute in Orange County. Have you seen the traffic in Hillsborough town in the mornings? This is the most dangerous and should never have been considered an option.
93	we just answered that. Orange county does not have adequate transportation options for older adults who live in rural areas. The focus seems to be on "urban" areas of mebane and hillsborough. There are MANY OLDER ADULTS who need transportation options and not just for medical appointments. And it needs to be subsidized on the order of CH/C public transit -- free to ride within city limits.
94	If environment is protected I am for any changes to the land use plan.
98	My interest in these areas depends on what kind of businesses would be included. Folks in/near Efland need a real grocery store, some medium level restaurants, and job opportunities. I don't want a bunch of warehouses or truck stops...
99	The ideas here are good ones as they support development that helps the tax base and could provide additional retail options. To the extent this land use involved the rural nodes, the concept needs to be updated. Circles that don't align with property lines don't make a lot of sense anymore, if they ever did. Overall, there needs to be more flexibility built into land use so that more options for economic and housing result. I'm confident Orange County will continue to be thoughtful and careful about such changes so they serve more of the population and preserve land.

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County’s current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
102	Higher intensity, mixed-use developments are innovative and appealing to consumers, especially among the aging and disabled populations. Higher intensity uses [residential and commercial] along NC 86 and NC54 in unprotected watersheds makes sense. Extending public water and sewer to more dense, mixed use communities makes sense from a public health perspective.
103	We need more non-residential tax base and the ability to get to retail/office services without traveling long distances to other counties. This need seems to be especially true for residents of Orange County north of I-85 and Hillsborough.
104	High density, mixed use developments provide housing and services in close proximity, resulting in fewer trips into town. I like that the higher density use would be outside of Critical and Protected watersheds.
105	Again - allows for more intelligent management of the growth that is going to happen.
108	This is merely an attempt to encourage sprawl into Orange County.
109	Higher intensity mixed use developments are innovative and appealing to older populations. Proximity to amenities provides health benefits for older, older than 65, populations. Extending public water and sewer to more dense, mixed use communities makes sense from a public health perspective. Higher intensity uses along NC86 and NC54 in unprotected watersheds makes sense, not just Efland.
110	Land Use Alternative #4 is likely to increase the amount of single-occupant vehicle travel between Hillsborough and Chapel Hill.
111	I support Land Use Alternative #4. Extending public water and sewer to the proposed higher intensity mixed-use centers makes sense from a public health perspective, and can protect the water table from contamination from nitrates from septic fields. I am somewhat concerned that this depends on Mebane/Hillsborough and/or Chapel Hill choosing to extend that service, and places the residents of those centers somewhat at the mercy of the water/sewer providers. There seem to be many details that would have to be ironed out, such as how costs would be shared, and how existing residents would afford the associated fees. The rural nodes on the plan are a concept from 40 years ago. These need more thought if they are included in the 2050 plan.

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County’s current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
112	<p>I do not like the mixed-use center north of Chapel Hill at all. I appreciate that it would allow OWASA to extend services to more people, but I don't think that should be the priority. I also don't think we should prioritize more economic development in the area. The people that work here can't afford to live here as it is; adding more low-paying retail and food service jobs will mean more traffic, more noise, and more people while lowering the quality of life for other residents. I also think concentrating the housing like this will lead to more "luxury" apartment buildings that increase housing for young professionals and students, but it would not allow for more families to move in to the area. I would like to see housing options that benefit the full-time residents who already work in the area and have to drive from Chatham, Durham, or Alamance counties to get to work. (Especially with the limited public parking.) I would prefer less dense housing and more care given to environmental impact, noise, and light pollution.</p>
114	<p>Having people live in higher intensity, mixed-use developments are really appealing, especially among the aging, those with disabilities, and those with young families by reducing the need for cars, and increasing the proximity of neighbors and amenities. This can also help with building community and support systems. It is also desirable to locate these areas outside of the Critical and Protected watersheds.</p> <p>I don't know a lot about the Economic Development Area near Efland, but perhaps the NC corridor on 54 west of Chapel Hill and Carboro or along 86 between Chapel Hill and Hillsborough might be considered. There are rural nodes that are on the map, but perhaps they need to be readdressed in considering the 2050 plan.</p>
115	<p>A well-designed higher density mixed use center provides for the development of a "village" which can support an environment where more daily needs could be met by walking, and thereby reduce traffic and vehicle use. Such a village might be suitable along NC 86 and NC 54, although of course outside Critical and Protected watersheds.</p> <p>Providing public water and sewer would reduce the cost of development substantially, yet provide more tax and rate payers to support public infrastructure. It also makes sense from a public health perspective. Economic Development Areas seem like a good idea for several locations in OC. I am not aware of the rationale for the area near Efland. Other corridors, such as 86 and NC 54 might provide suitable locations. The rural nodes were carried over from the past; the goals that they were intended to support should be re-examined to determine whether those goals are still desirable and/or whether there might be better ways of achieving them.</p>
116	<p>I worry that this approach promotes infill and further paving of our urban areas at the expense of losing our urban forests and the few wildlife corridors that we have, thereby adding to flooding and pollution through increased impermeability and loss of the tree canopy.</p>

Long Survey: Land Use Alternative #4 -Add Higher Intensity, Mixed-Use Centers in Strategic Locations

Considering Alternative #4, what is your level of support for changing the County’s current approach of managing land use to allow for two types of higher intensity mixed-use developments? Please select your level of support on the scale, with 1 being do not support and 5 being strongly support.

Serial	Provide any additional reactions to Land Use Alternative #4 here.
118	Support the designated areas of economic development in Hillsborough along I 40 by extending public water and sewer.
123	This is a good idea for several locations in Orange County, not just Efland.
125	Mixed-use developments are a good way to reduce our dependence on cars, which would have so many benefits.
126	This option would not provide sufficient protection and expansion of our urban forests and impaired waterways. It would increase flooding from over-building and adding impervious surfaces.
127	Higher density, mixed-use developments are appealing to aging community members. Extending public water and sewer makes sense for public health. Need more non-residential tax base and ability to get retail/office services without traveling long distances. Planning for denser housing actually conserves land and promotes neighborliness.

Long Survey: Goals

Do you support each Goal listed below to guide Orange County's land planning efforts over the next 25 years? (See the station board for the full Goal statements.) Please circle your level of support on the scale, with 1 being do not support, and 5 being strongly support.

Serial	Please provide any additional feedback here.
1	Once we destroy the place, it's gone. There is a jewel of beauty here as Orange. Don't Cary-Apex it! (another Limited Text box.)
3	I support option 3- susatainable, low impact development
7	I had a difficult time assigning these priorities because the goals contain ambiguities. Example: Transportation and Mobility could mean expanding rail, bicycle, and foot travel, or building more roads. I support all of the former, and not the latter. Hopefully, the remainder of this survey will provide the opportunity to differentiate my support depending on the strategy. Otherwise you should discard my answers.
8	Community Equity: we are not going to make any progress towards equity as long as living in Orange county is based on wealth. Assuming that diversity, equity, and inclusion are desirable social attributes, we need to bias our civil covenant towards creating a community not driven by wealth. Economy and Employment: Quality of life and preserving our natural resources is much more important. Environment, Parks, and Recreation: Preserving the environment and creating recreational space make higher density housing tolerable, and even enjoyable. So, this goal is not only desirable, its an enabler. Housing and affordability: Dense housing is the only route to accommodating population growth, preserving farmland, and (possibly) keeping housing affordable. Regional and local growth: I see no real advantage in encouraging growth for growth's sake. As long as it is possible, economic pressure will drive it until and unless it becomes unaffordable. Resiliency and Hazard mitigation: On the macro level, there is little we can do except (for the moment) vote Democratic. On the local level, we should encourage the utilities to bury their lines and reduce carbon footprints where we can. Services and Community facilities: No comment Transportation and Mobility: Do everything we can to create incentives for green transportation: EV, public, rail, cycling, and foot. Obviously, urban transportation lends itself to these solutions more than rural commuter traffic. Working lands and open spaces: Our success at preserving working farms, woodlands, lakes, ponds, rivers, and streams will determine whether Orange County will remain as the best place in NC to live.
9	Transit should be focused on connecting urban centers with fast, convenient light rail, not creating nodes in rural places that encourage suburban amd exurban sprawl. Connect Chapel Hill to Durham, RTP, RDU, and Raleigh -- and to Amtrak on currently developed corridors along I-40/85 and population centers. People aren't going to take buses in the rural areas. Waste of limited resources.
11	All these areas are important. I tried to distinguish between those that are critical to a successful land use policy that responds to the challenges facing the county and those that are very important, but perhaps less critical.

Long Survey: Goals

Do you support each Goal listed below to guide Orange County's land planning efforts over the next 25 years? (See the station board for the full Goal statements.) Please circle your level of support on the scale, with 1 being do not support, and 5 being strongly support.

Serial	Please provide any additional feedback here.
12	I do think economy and employment are important, and I would rank this much higher if it was a more urban area that could realistically support additional jobs with guaranteed multimodal transportation options and urban-scale density. On a similar note, some growth is definitely desired, but Orange County also should not compare itself to places like those in Southern Wake that are among the fastest growing in the county. Right now, I think a key focus should be providing affordable housing for those who are already in the area and need it while preserving the open space and rural lands that define the rural parts of the county.
16	Most people do enjoy living in and being part of community however most people do not want to live in a commune. The rural character and associated quality of life is what many people chose for their families when the established residency in the areas of Orange County North and West of Hillsborough. If they wanted to live in high-density housing surrounded by restaurants, shops, and mixed retail areas they would have chosen to live in Chapel Hill or Durham or Cary or Raleigh or Apex. There are many places where people can choose to live close to their neighbors in a setting that provides one-stop opportunities for life's daily necessities but there are far fewer choices available for people who would choose a quiet existence in the country where wide open spaces provides a peaceful and private setting.
27	Realistically, the goals are mutually exclusive - we cannot do the environment, resiliency, and working land open spaces if you do the other ones. even the best option provided #2 will add 36000 housing units. Even if those were all inside current towns the situation would be untenable simply because of the traffic involved - 36000 houses will probably add ~50000 vehicles to the roads. Trying to meet all these goals will just end up with trashing the environment, resiliency and working lands because those things always lose when the alternative is where someone thinks they are going to make a bunch of money..
29	Please include expanding roadways to make them safe, adequately sized, and useable before embarking on more and more development. The roadways are already overburdened in many ways. Please refocus government on the key essentials including public safety and well being. The government should not be in charge of all types of recreation or in developing housing. That is what the private sector is for.
30	Alternatives 1 and 2 are ideal. Alternative #4 would be catastrophic to our farmers and animal habitats. Please do not allow this development to move forward.
34	These goals are good. The devil is in the details! I cannot tell where Education, Healthcare, and realities of demographics--aging population throughout the county & state & nation--fit in. Good transportation corridors will help quite a bit, but as density increases, more services close by will be extremely important. Soon, we won't be able to breathe if everyone is driving around in their gasoline-fired cars.

Long Survey: Goals

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Serial	Please provide any additional feedback here.
36	These are good goals. It is not clear to me that Orange County can meet them, even by working with the local cities and other counties. This is beyond the scope of the land use plan (and, probably, anybody reading this), but I would support any alignment or consolidation of planning functions among local governments. Planning at the metro area level would unlock huge opportunities that are simply impossible today, including many of the goals above.
37	These are all questions which appear to be simply framed but are far more complex (see my input to prior questions). Seemingly this input request is just to simply run a computer algorithm. I hope that all input provided (by me and others) up until this question doesn't simply depend on this ballot-like question. The people of OC deserve better.
39	These are all excellent and admirable goals. The issue that I see is that our current development policies and practices conspire against many of them. We need science based UDO reform. Not UDO changes based on building industry bottom line. Let me be specific... The Board of Adjustment is dominated by people deeply invested in the Home Builders Association and they have, based on my personal experience, acted in inappropriately when faced with public input. On two separate occasions I witnessed them blocking any and all input from citizens impacted by zoning issues through a convoluted and arbitrary application of their interpretation of the rules governing that advisory committee. This situation needs to be addressed.
44	What is needed are restaurants.
57	- please provide more map context, topography water sheds, hydro, school districts, overlay of original/current -> hard to not agree with big goals.

Long Survey: Goals

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Serial	Please provide any additional feedback here.
58	<p>All of these scenarios are assuming all growth is good. It's not. Also assumes that "rural" is just about housing density. It's not. It is about the pace of living, the clean(er) cooler air, the open spaces and the freedom to enjoy yourself without your neighbors complaining. Also assumes that "working" land is the only good land. This is a Puritan holdover that just needs to stop. just because "open" land is not generating profit for someone does not mean it is of no value to community. Tree canopy provides air, carbon sequestration, antibiotics, food for bugs, and thus food for birds, reptiles etc. and eventually food for mammals. The scenario perspective that our only challenge is enough housing is very short sighted. Of course none of these scenarios are "right" and they are not mutually exclusive in spite of being presented this way. In reality, mixed use should happen, but it should happen sequentially at the edge of the urban area, not out in the middle of farmland. It should take place in Rural Buffer before undeveloped farmland not last. And farms and woods should be left intact if possible, not fragmented into falsely "eco" developments with "conserved private space". Talk about inequity! A gated community without a gate! Every new little access road is a killer of wildlife if not people. Finally, a "park" does not need to have infrastructure for soccer fields to be valuable...how about one to teach fly fishing, clay shooting, dog trials, equestrian trails and other aspects of country living? why is it when urban dwellers move out to rural they assume the rural folk should adapt to their needs - i.e. their streetlights, their garbage out on the curb, landscapers and lawns, destroyed tree canopy, guaranteed ambulance access, noise etc.? if that's what they need to live and feel safe, then perhaps they should live in town....</p>
60	Community equity is a term in need of definition. Difficult to reply without knowing what is meant by it.
65	How can we continue to focus development in & around urban areas
66	Questions have no limits - all these are endeavors will big a cost to tax payers and enviroment needs to be a balance
68	Protect water & fam lands
69	Depending on perpetual economic growth is a dead end philosophy. Our ecosystems and biosphere are limited. Continual growth only destroys life and resources for future generations.
72	Transportation - less car more public transport facility Housing - greater means more affordable
78	I like the sound of this, but more important is the amount of growth. growth (of more houses, more businesses etc) shouldn't always be the goal. It's a profit focused mindset and doesn't have to be the focus.
83	Please protect our rural areas
88	As always the devil is in the details. There need to be strong development ordinances on the books that require developers to meet these goals.
89	Most of those categories are gobbledygook.

Long Survey: Goals

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Serial	Please provide any additional feedback here.
93	<p>This study measures "balanced and sustainable" future development in Orange County using just three variables: the amount of land that is conserved, the number of housing units that can be built, and the amount of non-residential building space that can be put up. This is not enough. Other factors must be taken into account. "Sustainable" means "imperishable". Sustainability cannot be captured by counting the numbers of acres or square feet in a land-use plan. Whether a plan is sustainable depends on how land use and the experience of the land are going to change over time. The quantity of space does not address the use of space by its residents. No consideration is given in this report to the ecological use of space — that is, how space is used by all the residents of Orange County, both human and non-human. The wildlife report, included in the resources used by staff but (not mentioned in the final report), emphasizes that connectivity and wildlife corridor networks are real and important and that conservation attempts must be aligned with the needs of the species requiring connected habitat corridors. Again, the number of items per square foot is not the only critical metric. Species densities do not always determine areas of highest priority for wildlife conservation. Connectivity may be crucial for maintaining gene flow and migration patterns. The quality, quantity, and distribution of water bodies and sources may be critical for the conservation of many sorts of species. Given the extremely rapid recent decline in the numbers of native reptiles and amphibians in our county, we must be sensitive to the possibility that we are overdeveloping the habitats that sustain these native residents. We can do better than we are doing—and we should. Development needs to be wildlife-friendly, in order to sustain the environmental quality that has made Orange County unique for decades and keeps our county attractive to potential residents. Small neighborhood developments must be calculated to maintain and enhance the home territories of the wildlife that we seek to preserve and protect within the development plan. The balance between open areas and high residential density must be carefully adjusted to connect wildlife populations to known wildlife corridors. By itself "open space" is no guarantee of anything. An open space can become a species desert rather than a rich refuge if it is set aside with little knowledge of the needs of the species being protected. Ecosystems are dynamic and endlessly complicated. When we as planners get the requirements for species sustainability wrong, the words "balanced and sustainable" are only empty verbiage. Our land-use planning must take more than density into account if it is to hold out a convincing promise for an</p>

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95	<p>There is no mention of the needs of the growing aging population in the county. Housing equity and justice requires mixed housing types and densities to better meet the needs of all county residents and not just the economically advantaged.</p>
100	<p>I don't have any way to truly rank these items. The weird combos: "environment, parks and recreations" "working lands and open space" combine too many different things. All the things mentioned are valuable, and need to be attended to. I don't believe these rankings allow for that to happen. In todays environment, what could be most likely to be lost would be, as I keep repeating, water, ecology, farms, and truly affordable housing (= not rental!!!! and not in separate sequestered places, as in the lands stolen from chapel hill's graveyard). I'd like to say that I really really appreciate being allowed to write this additional feedback in these boxes. Thanks for interest in my views. and all the very best, Amey Miller</p>

Long Survey: Goals

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Serial	Please provide any additional feedback here.
102	<p>Ideally, I would love Orange County to remain as green and sparsely populated as possible, but I know that isn't realistic. The population is growing, and many people who work in Orange County (especially at UNC and the surrounding businesses) can't afford to live within the town limits. Adding more housing outside town limits is likely the only way to keep that housing affordable; it's the reason I live in Carrboro's Transition Area II. I work for CHCCS and I could barely afford my house. Property values, even where I live, have risen so much in the past 5 years that I would not be able to buy this home today. That said, it is also important to maintain the environment for agriculture and wildlife. Upon first look, I am least inclined toward Alternative 4 because it seems to prioritize economic development over environmental protection. It also doesn't add as much housing as Alternative 3. I don't think we need to increase the density of the rural areas, although I do understand that would be the most cost-effective way to extend services like water and sewer to newly-developed areas.</p>
103	<p>I support preserving open spaces, but would like to promote methods that are alternatives to the status quo, such as conservation neighborhoods.</p>
104	<p>I think it is more important to increase affordable housing for full-time residents (rather than college students, which is what in-town apartments seem to do). I also think that before we increase job opportunities and businesses, we should improve the ones we already have and make sure that the people who already work in Orange County can afford to move to or stay in the county. Transportation is already better than most surrounding areas; it could be improved, but I don't think that is a high priority. We will continue to have more and more catastrophic climate events; we should prioritize preparing for those. Green spaces are incredibly important to residents and wildlife. I think these should also be a higher priority.</p>
107	<p>Balancing all of the above is not always possible or feasible, yet it must all be considered.</p>
109	<p>Economic Development Designated areas need to have access to public water and sewer.</p>
112	<p>As an older person I am very concerned about the growing needs of Orange County's aging population and should be added to these goals</p>
115	<p>The 2030 Comprehensive Plan provides for Rural Activity Nodes that allow more intensive uses at the intersections of major roads. However, description in the Plan of possible uses of these Nodes is sparse and open to interpretation. Some County residents argue that uses should be limited to businesses and organizations that serve the immediate surrounding community. However, such provision inhibits uses that would serve the objectives of the County as a whole and make excellent use of the transportation access provided by the location. In particular, a moderate sized Conservation Neighborhood could be an efficient use wherein the traffic generated would immediately access major arterials.</p>

Long Survey: Goals

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Serial	Please provide any additional feedback here.
117	The materials I've seen here don't mention anything about serving the particular needs of seniors, a rapidly growing portion of the population in Orange County. Examples of these needs are smaller dwelling sizes, accessible building design, and greater proximity to other dwellings and amenities. It would be good to include a specific goal in this regard. Current county zoning regulations and practice seem to exclude retirement communities. Rural conservation neighborhoods could be an appropriate form for retirement communities. Conditional districting (e.g., R-CD, MPD-CD) is an underutilized tool for fostering rural conservation neighborhoods and other innovative growth. How can it be made more attractive and receive greater use?
119	I support all these goals!

Long Survey: Vision Themes

Do you support each Vision Theme listed below as the land use aspirations for Orange County over the next 25 years? Please select your level of support on the scale, with 1 being do not support, and 5 being strongly support. (Click the blue X in the top right to return to the page to read the full Vision Theme statements.)

Serial	Please provide any additional feedback about the Vision Themes here.
1	This page is clear. Why do we have different questions on each plan and limited comment boxes? Your data capture is concerning.
5	Rural Conservation Subdivisions may work in the right location. Rural locations, like SW Bingham where one was recently rejected make no sense. Do better at suggesting placement. Stay out of the Rural Buffer.
6	Supporting small diversified farms would enhance job opportunities in the rural parts of the county. Your scenarios don't acknowledge this opportunity. We don't need larger, suburban and ex-urban commercial development to create employment in rural places. Small, diversified ecological farms are more labor intensive than larger conventional farms growing commodities with extractive practices. They should be encouraged. Rural revitalization in the county should be rooted in agrarian economic activity.
8	I would separate transportation from economic development. Even though they are connected, I think there is a much higher need for multimodal transportation than there is for sprawling industrial facilities. There are a lot of jobs in Orange County, but we just need to do a better job connecting people to them and providing affordable housing for the people who work there. I also think that the equitable housing component is needed, but an affordability component is absolutely required since Orange County is such a desirable area.
21	I very strongly support protecting critical watershed areas and open spaces and preserving agricultural lands in Orange County. I very strongly oppose advancing equitable housing and sustainable development. I support sustainable transportation only insofar as it means bike lanes and sidewalks in more places. I do not necessarily support a stronger public transit system because I think a lot of people don't use our existing public transit system even when they live in denser areas.
24	'Orange County will cultivate responsible and equitable land use and environmental policies that meet the needs of the present community without compromising the ability of future generations' If this is a stated goal - then you really need to reconsider continuing development because continuing development will get you Wake and Durham Counties and they have clearly compromised the environment such that future generations will have a hard time.
26	You should have included developing adequate roadways in your vision / alternatives / themes. Not everyone wants to take a bus.

Long Survey: Vision Themes

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Serial	Please provide any additional feedback about the Vision Themes here.
30	Mother Nature is prompting us to pay much more attention to the environment and to the increase in our aging population. Conservation and environment are recognized in this planning document but Aging is not. It is common for aging adults to have decrease mobility--clustered housing will help--and to need services for health and housing--Economic Development will help. The Triangle area in general is very popular. Orange County should not hold back the tide of responsible land use by guarding some old school notion that it is an agricultural area. Those farms are already being sold for housing developments that have to build for millionaires because of the old zoning regulations for large lots. It is past time to face the realities of change.
31	I am well aware that pursuing any or all of these themes entails tradeoffs. Location is critical to making these tradeoffs successfully for any given development proposal. One constraint on pursuing an appropriate balance among these themes is the very high cost of land near existing municipalities, services and transportation. Those who want to pursue sustainable development at affordable prices find themselves forced into rural areas that might be better reserved for environmental and agricultural protection by these high land prices.
32	These are great goals. The only nitpick I have is around protecting critical watersheds, open spaces, and agricultural lands. It is difficult to effectively protect the environment using policy and private ownership. To the extent we can fund and accelerate conversions of protected areas to public land, I would support it. This includes my support of new taxes to do so.
33	This question is framed in too broadly. 1) sustainable development should be guided first and foremost by the environment as determined by impartial scientific facts. 2) Absolutely! We need to protect, as if our very existence depended on it, watersheds and agricultural lands. 3) Sustainable public transportation should not simply be based simply building or widening existing roads. Public transportation which focuses on a zero emission strategy should always be the guiding principle moving forward.
35	My wife and I attended the open public input sessions and were pleasantly surprised by the overwhelming vocal support for environmental protections in future land use. People seemed to express that if we proceed under current development policies and practices then we will degrade natural resources and quality of life. Now is the time to review our development policies and practices to bring them in line with current field research and better protect our resources and bring them into better alignment with publicly stated County goals.
44	There are rarely simple solutions to complete problems.
51	I struggle implementing sustainable transportation. It is needed for our aging population, however would be ideal to create along already established areas i.e. along I-10
52	How to lift all areas of the county & how to denote pros & cons of each alternative
55	DEFINE equitable housing with dollar amounts.

Long Survey: Vision Themes

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Serial	Please provide any additional feedback about the Vision Themes here.
57	Focus on elder housing
59	We need to make sure we are protecting critical water shed areas.
60	Sustainable transportation systems almost require dense development which points to alternative #4
61	Questions do not limit cost or enviromental damage
64	"Sustainable development" as a term is vague and doesn't mean anything.
73	Any new housing should be affordable, not these \$500K 0 \$700K single family homes! These various facets hopefully can all be prioritized, but protecting the environment to me is key. Using higher-density housing in order to protect the environment in the majority of the area.
80	I hope with potential growth leaders make decisions to support population growth in the sense of more grocery stores, gas stations, fast food, and large businesses for employment.
85	I support development that is sustainable and that should be the only way things are developed. But I do not support the government developing for housing. That's not you job.
88	See, I want it all! One theme that is missing is "senior housing". Alternatives to CCRCs which are way out of financial range for many of us need to be encouraged. Thanks for all you do. It's a hard job that gets more criticism than praise, I know... but it is important and appreciated by many.
91	There is no mention of the needs of the growing aging population in Orange County.
96	I did not see any mention of a vision that addresses she specific needs of our aging population, such as retirement communities within the county.
98	I do not understand enough to know what "sustainable development" means, or "sustainable transportation systems and economic development initiatives" means. As I've said, I fear that these proposals would end up with a big loss for what has been achieved in orange county (versus raleigh, cary) in terms of urban sprawl. I don't feel confident that the people supporting these initiatives really care about water, ecology, farms and affordable housing.
99	Include the needs of an aging population in sustainable development, future housing, sustainable transportation, not just for future generations.
100	I object to lumping together the Critical Watershed Areas and Open Spaces and Preserve Agricultural Lands for protecting, and forcing me to support all or none. Some "agricultural" lands will never be developed because they are not actually farmable.

Long Survey: Vision Themes

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Serial	Please provide any additional feedback about the Vision Themes here.
101	We already have a transit system that is wonderful, even if the service area and hours seem to cater more to university students and people who work 9-5 jobs than shift workers, families, and teachers. (I teach in CHCCS; I would love to take the bus to and from work, but the routes and hours make the travel time too long and require me to walk along high-speed streets without sidewalks or crosswalks.) We also have existing economic areas that could be better used. (Do we really need two Food Lions 1.5 miles from each other in Carrboro? Can't we encourage the owners of shopping centers like Carrboro Plaza to update and improve their developments rather than building new ones? U Mall (sorry, University Place) has been in transition for years; I'd rather see a 2-story shopping center put there than more shopping areas just north of Chapel Hill. (Chapel Hill North is already there; we do not live in a food desert. We also don't need more vape stores and itty bitty Targets/grocery stores.)
102	Having lived in city/town limits until a few years ago, I lack sufficient comprehension of county governance. Therefore, this is an off the cuff comment. My personal belief - having lived in and around urban areas, and having observed urban-rural planning in European countries, particularly given global climate change - is that the county's position should be to promote rural and agricultural protection and to encourage the municipalities to take on the majority of the difficult task of tackling the lack and overpricing of housing. I applaud the concentration of planned effort along the interstate corridor, but it still seems like a stepping stone to the continuous expanse of urban America into the landscape. Some to many people are forced to live in the county proper because of the lack of affordable housing in the urban areas where they work, but some to many people live out in the county because of a preference for the peace and quiet there.
103	The emphasis on single family homes and only single family homes as apparent in Rural Residential, Agricultural Residential and Rural Buffer land use categories does not fit in well with the goal of advancing equitable housing. Instead, it continues to support the needs of a select economic group. I am also concerned that there was no mention of the need for the housing needs of Orange County's growing aging population.
105	Property and areas that have been designated as economic development areas in Hillsborough for many years need to have access to public water and sewer so that can actually develop.
106	The climate crisis is so dire that it must outweigh the other parts of our vision.
109	I would like to see some attention paid specifically both to senior housing, and to affordable housing. And specifically to neighborhood/community development and doesn't rely on large, single units. These are inefficient in terms of land and water use.

Long Survey: Vision Themes

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Serial	Please provide any additional feedback about the Vision Themes here.
110	Among key issues in Chapter 4, the Housing Element, the 2030 Comprehensive Plan highlights "improvement of opportunities for the County's elderly population to age-in-place". Yet, the vast majority of the housing stock in Orange County is unsuited to meet this objective. Housing for the elderly needs to be constructed to Americans with Disabilities Act standards. This aspect should be incorporated into the 2050 plan as well. Incentives should be considered to attract such developments, such as allowing higher density development to promote the varieties of housing that seniors need, including multifamily units, clustering to reduce distances to gathering places and smaller units that require less upkeep and are more financially attainable.

Exit Questionnaire

Tell us about yourself!

Serial	Is there anything else you'd like to share with us?
13	Thank you!
14	I appreciate how difficult undertaking a task this big and important can be. I don't want to be surrounded by subdivisions and concrete. I value affordable housing and equity but dread the thought of sprawl. Thank you for your thoughtfulness in this process.
16	I have already submitted the short form survey. If it possible to replace that feedback with this more complete version, please do so.
22	Reside in underrepresented, unincorporated rural Orange County (Bingham Township)
31	To supplement my answer to the question about working in Orange County; I'm retired. Thank you for giving the public the opportunity to give extensive feedback on the plan.
36	I'm not antidevelopment, but I want services/ shops associated with new housing. Not just more doctors offices. We non drivers need access to essentials.
37	I am over 80. I do not drive. I live in unincorporated Orange county. Fortunately I usually get a ride. County services out my way are sparse and confusing.
39	Currently rent townhome in Chapel Hill
40	I homesteaded on 27 acres in Cedar Grove
41	I think we need more green space. You have added multiple neighborhoods but nothing for anyone to do. Especially on West Ten and Bushy Cook, the unused land could be used for walking and bike trails, maybe volley ball courts, pickle ball, etc. Throw in some coffee shops or small restaurants and you have your money maker. We have ENOUGH truck depots in our area. You have stripped our wildlife of their natural habitats. Have a heart. Please think about more than the bottom line.
43	This questionnaire is limiting.
45	How does this affect our taxes?
53	Not at this time
56	I would like to more about the plan and project.
60	Living in Orange County gives people the choice of living in either a densely populated urban area or a less populated and quieter rural area. I feel it is important for Orange County to maintain this diverse choice of lifestyles for its residents.
63	I work for Orange County, but I don't remember hearing about engagement meetings in person or online. I wonder what the percentage per racial group. Are all voices being heard?
68	No
69	Please preserve farm land. Help farmers be able to afford the land they are on and support their efforts. You can not add more farm land so please please slow down the development. NO farmer can say no to the prices contractors present, so we need to make farm land, our forests, and waterways protected. Lets reuse/reclaim buildings (Link, old jail, etc)
95	Lived here my entire life, just outside the city of Chapel Hill, south of the city limits by about six feet
100	Would love to have outside pickleball courts like the one on Jackson Street in Mebane.
106	Communication is a great issue. How was this session advertisement? I know about it 20 minutes before session. Many people are not computer savvy (even text) seniors!
109	Park in Mebane

Exit Questionnaire

Tell us about yourself!

Serial	Is there anything else you'd like to share with us?
113	Land owner
114	No
119	Orange County is great! Emergency Services and management is outstanding!
123	I'm retired and me and my wife live in Orange County NC
126	No
131	I own a horse farm
133	Stop building homes without infrastructure first. My grandchildren live in Efland but get bussed over 8 miles away to Central Elementary. Children should be able to go to their own community elementary school..
134	Thank you for the opportunity to answer. I look forward to your publication of the survey results.
142	My background is applied ecology and community sustainability and I'm on the Chapel Hill Town Council
143	I've lived in this county for 52 years
147	Are we becoming a warehouse central.
148	We are a family with young children that recently (2020) moved to Orange County to be closer to family.
149	I don't want a large group of homes built in Saddle Club Road in Efland/Mebane as it will cease to be "country living." It will destroy more natural habitat of the area wildlife and polite out natural areas.
152	- Will review & analyze Alternative 1 through 4 online - A major concern with Alternative #3 is the use of packaged waste treatment plants (which have a chronic history of failure/Brier Creek in Chatham and depending on wells for water supply which could endanger water availability to adjoining neighbors, and becoming the mechanism for strip development & urban sprawl.
153	GREAT JOB, WELL BALANCED PRESENTATION. NICE MATERIALS! (5 stars)
154	6:00 meeting is difficult for young families, who should be involved in planning process, consider 7:00 start time
155	- Will go to computer to fill out questionnaire. - Long time reside of OC (46 yr) & residence/land abutting rural hub in SSW OC
156	On Chapel Hill T.C. and background in community sustainability. Plan to read online and comment after more thought. Also Thanks!!
157	Transportation question: There's a repeated theme/vision to reduce VMT. How do we get NCDOT to prioritize and fund these projects. They historically do not score well.
158	Thanks for involving the community!
159	Very nice job presenting alternatives. Very clear, concise & illustrations are very helpful.
160	Thank you for the opportunity to look at the plan at this point and provide input -

Exit Questionnaire

Tell us about yourself!

Serial	Is there anything else you'd like to share with us?
161	<p>Thank you for the opportunity to input into the CLUP process.</p> <p>It is frustrating and unsettling to watch people carve up the County in what seems to be an exercise in upzoning.</p> <p>The economic pressures surrounding development interests seem to be overwhelming our elected officials, and our County employees.</p> <p>We need to start thinking far more in terms of development impact on our watershed resources. The watershed should be the gauge for how well we are actually applying our County's public facing stated environmental goals. Otherwise our County is simply green washing the public while acquiescing to profit motivated forces that will degrade shared resources.</p>
162	Retired attorney with substantial experience in land use issues.
163	Thank you!
164	I appreciate your hard work and all the thought that has gone into your plans. for me green spaces - leaving as many trees as possible and having limited amounts of impermeable surfaces is a must; especially in the wake of all the storms.
165	Great Format & Interaction
166	I am a board member of HANDS & Development, which seeks to develop a compact community on 90 acres at the intersection of Morrow Mill & Gold Mine loop roads. Land use alternative 3 fits our community design and aspirations. We are currently seeking zoning changes to enable development of our community.
167	As a farmer, I feel it is imperative that we recognize that once land is developed it can not easily return to ag or forest use. We must be mindful of the need to balance land for food/timber production against economic expediency associated w/ development. Anyway we can find to make it possible for people to realize the economic value of their land & yet keep it in ag or timber opposed to selling to the highest bidder for development would be in our collective best interest both in terms of food production/recreation/etc. and helping to address challenges of climate change.
176	Will fill out survey online
186	Had to leave early
187	had to leave early
188	No opportunity for input
189	<ul style="list-style-type: none"> - I would have appreciated an opp for comm members to speak - The maps should show where critically protected watershed boundaries are & topography as well. - The opening statement to the presentation was false - that is that alternatives prioritized not interfering w/ont prot watershed. However alt 3 & 4 create EDD in what is now critically protected watershed: the public was not properly informed & this process has a major flaw
190	I feel like the thoughtfulness of the planning doesn't include me as I live off West Ten Road in Mebane's economic development area, and they aren't particularly thoughtful with their development. They are burying us in an industrial pack without much thought to maintaining any such feel. We are losing trees, wildlife, and the feel of any country living. And it's not progress. I am not anti-development. I'm anti thoughtless development.
191	Own 200+ AC South of West Ten
192	Your online survey does not match the paper one - not enough characters to answer online

Exit Questionnaire

Tell us about yourself!

Serial	Is there anything else you'd like to share with us?
193	I was surrounded by kids and brought 2 of my own. At Hillsborough meetings there has been children activities to distract the young ones.
194	Need to keep the environmental protections in place. Need green space.
195	The goals should include concern for elder county residents.
196	Own property in Orange County. Thank you for the direct mail. It was nice to be notified about the meeting and be able to participate.
220	WOULD HAVE LIKED TO SPEAK
221	I don't think it will be listened to as public input earlier has been ignored in favor of developers.
226	<p>Long term Bingham Township land owner/resident supporting land use planning and in particular forest management to protect small creeks and streams that ARE Chapel Hills water supply AND the wells that rural residents are critically dependent upon.</p> <p>High density rural subdivisions (Land Use Alternative #3) using wells and packaged sewer treatment plants (with a demonstrated propensity to fail e.g. Chatham Brier Creek development & other locations) are a serious threat to the above.</p>
231	I want to see more affordable housing options in Orange County.
238	Carrboro is a beautiful town that most of us like, it is preserved as much as possible. We need to do something about land use and include the homeless.
239	I would like to see the land used for homeless persons and affordable housing!!!
240	Thank you for your efforts.
241	One suggestion is to create internal paths that connect the city and create a central park that serves as a meeting point for all residents. The paths should be passable by bicycle or on foot.
243	High cost of housing. The problem for people over 60 is that it is difficult for them to have housing or rent due to high prices.
244	I want to thank you for the opportunity to express our ideas. And I think you should have more events like today's.
249	Not now
250	Don't forget that we represent 85% of the development in terms of labor.
251	It asks if I was comfortable filling out the survey, but I haven't been given the chance to fill it out yet. BTW, I used to work in Orange County but am now retired.
252	It asks if I was comfortable filling out the survey, but I haven't been given the chance to fill it out yet. BTW, I used to work in Orange County but am now retired.
253	I live in unincorporated area outside of town limits
256	I am a concerned and involved citizen with a deep concern over climate change and poor conservation planning choices in relation to regional planning.
257	No
259	I am very concerned with what I consider to be too much development and inadequate planning thereof. Resulting in traffic bottlenecks and loss of rural and openspaces.

Exit Questionnaire

Tell us about yourself!

Serial	Is there anything else you'd like to share with us?
265	I don't work in orange county because I am retired, but I used to. Questions are well developed for true answers. No one needs to know my race, gender or age.
266	In light of recent events (e.g., hurricanes), the only option available is alternative #2; anything else is pure recklessness and in direct opposition to the key question of achieving sustainable practices by prioritizing environmental and watershed areas. In particular, alternatives 3 and 4 will have long-term negative consequences that will be difficult to reverse. Shame on the developers and others who will allow our beautiful and safe county to be exploited for financial gain. Do these people even live in Orange County?
267	STOP high density development. It ruins communities. I have lived in other states where contractors were allowed to put in high density housing under the cover of "affordable housing ". Crime, overcrowded schools, increased taxes, traffic...this is progress? For who??
268	Retired
271	I am very happy in Orange County and hope that it can continue to be a good place to live and work.
274	The "Do you work here?" question should have another option: Retired! I've heard this survey is challenging, but I'm going to tackle it because I know you have worked hard and I want to give you some feedback.
275	I would like to live in rural Orange County if there is housing appropriate for older adults with moderate incomes.
278	Cultural and Historic roots and the preservation of what remnants of view scape and Historic Architecture remain are very important to me.
280	I strongly support environmental protections. But we also need reasonably priced housing and services throughout the county for both young people and us elders. I think you have some good ideas of how to do both; I prefer options 3 and 4.
283	Been in Orange County since 1979.
289	Thanks for your interest
293	As much as I would love to have city water and sewer service to my property, I would rather avoid high-density developments that include economic development (Alternative 4). Part of the reason I live where I do is because it was more affordable than within town limits, but I also love the privacy of having 1-acre lots and spreading out the housing development. (Alternative 3 seems to align with this the most.)
295	Although I do not live or work in Orange County, I aspire to do so and therefore am very interested in its future land use plans.
296	I'm retired, but very active in environmental work, serving on the Hillsborough Tree Board and volunteering to remove invasive species for the board, the ERA, TLC, and MST.
300	Residents, as taxpayers, should be allowed to develop their land as they wish, pursuant to zoning regs, without objections from neighbors, many of whom have been here only for a relatively short time!

Exit Questionnaire

Tell us about yourself!

Serial	Is there anything else you'd like to share with us?
302	<p>The definition of Rural Activity Nodes as circles surrounding an intersection is an outdated and counterproductive way to specify them. The problem that arises is acute for a landowner whose property is crossed by the periphery of the circle. Part of his land is in the Node, part is another land use category, often Agricultural Residential. Must he only have uses in the Node that are linked with the Node and only uses in the remainder linked with AR? Or can he depend on flexibility to define the entirety of his property in whichever of the land use categories best suits his needs? We suggest that this ambiguity needs to be fixed in the 2050 CP, so that owners and developers have certainty.</p> <p>Also, I have lived in rural Orange County for 30 years. As I approach retirement age, I want to live in a setting where I can get the special services I will need to support healthy aging and be with other people. However, I'd like to stay out in the country in Orange County, where I can commune with nature and neighbors as I do now. Yet, current land use and zoning in unincorporated Orange County basically excludes development of retirement communities. The Rural Conservation Neighborhood appears to be a possible avenue allowing the practical development of retirement communities.</p>



Appendix E: Individual and Organization Memos

Additional Public Inputs



Organizational Letters Received

- Duke Forest Teaching and Research Laboratory
- NC Wildlife Resources Commission
- Sierra Club, Orange-Chatham Group Executive Committee
- Southern Environmental Law Center, Chapel Hill Office
- Triangle Connectivity Collaborative

Personal Letters Received

- Barry Jacobs
- Michael Hughes



DUKE FOREST
Teaching & Research Laboratory
ESTABLISHED 1931

MEMORANDUM

TO: Cy Stober, Orange County Planning, and Inspections Director
Tom Altieri, Orange County Senior Planner
Leigh Anne King, Clarion Associates
Michael Everhart, Clarion Associates

FROM: Sara Childs, Duke Forest Executive Director, Duke University

SUBJECT: Orange County Land Use Plan 2050

DATE: October 30, 2024

On behalf of the Office of the Duke Forest at Duke University, please accept these expanded comments in regard to the Orange County Land Use Plan 2050 and specifically, in response to the second community engagement window, entitled Testing the Land Use Alternatives, which will close on November 3, 2024. While I have also submitted responses to the short digital survey provided on the project website, I include in this memo background information and additional details regarding the potential impacts of the land use alternatives on the Duke Forest Teaching and Research Laboratory.

Background on the Duke Forest:

Since 1931, the Duke Forest has been Duke University's largest teaching and research laboratory. In total, the Duke Forest covers 7,100 acres of forested, field, and aquatic habitats in Orange, Durham, and Alamance Counties. The mission of the Duke Forest is to facilitate research that addresses fundamental and applied questions across a variety of disciplines and to aid in the instruction of all students in their pursuit of knowledge, especially regarding the stewardship of our natural resources.

Management of the Duke Forest is guided by a comprehensive plan that promotes the Forest's academic mission while ensuring the protection of its natural resources. Five major management priorities, which aim to maximize a wide variety of forest benefits, guide the allocation of forest resources, and in particular, direct staff time and energy. These priorities also underlie strategic efforts to enhance the value of the Duke Forest as a University and community asset:

- Promoting the teaching and research mission by facilitating a diverse array of projects and programs.
- Sustainably managing resources for timber production, forest health, water quality, and wildlife habitat.
- Protecting rare species, unique ecosystems, historical sites, and archaeological resources.
- Providing education and outreach opportunities about natural resources and forest management.
- Offering recreational and aesthetic amenities to the community.

Duke University remains committed to and enthusiastic about the role of the Duke Forest in accomplishing its academic and community missions as it enters its 2nd century. Regardless of their legal protection status, the Duke Forest in Orange County will remain teaching and

research lands that also protect vital natural resources, promote biodiversity, anchor habitat connectivity, and in many cases, provide recreational and aesthetic amenities to the community for the foreseeable future.

Comments on OC 2050 Land Use Alternatives:

In Orange County, Duke University owns and manages 5,133 acres in unincorporated areas as part of its Duke Forest Teaching and Research Laboratory. Of that acreage, about 1,309 acres or 25% are vulnerable to land-use scenarios currently under consideration by Orange County via the OC 2050 project, and importantly, the confluence of Orange County, Carrboro, and Chapel Hill joint plans and projects that may emerge or be in progress in the southern portion of the county. These same lands include approximately 500 acres of [Registered Natural Heritage Natural Areas](#), identified by the state as important to preserving the overall biodiversity of North Carolina. Additionally, these Duke Forest lands correspond to highly ranked habitat patches in the regional habitat network that several partners, including Duke Forest via the [Triangle Connectivity Collaborative](#), have been working to map and incorporate into land-use, transportation, and conservation planning. Ample information and evidence for the importance of a connected, natural landscape is provided in a February 2023 report entitled, [A Landscape Analysis for Wildlife Habitat Connectivity](#)¹.

Alternative #1: Continue Current Policies

- In general, all Duke Forest lands would remain in and surrounded by the same current land-use designation, which would likely have little to no impact on Duke University’s ability to sustain the Duke Forest mission, management, and strategic trajectory in these locations. The vulnerable acreage noted above, which corresponds to the Duke Forest Blackwood Division and Henry J. Oosting Natural Area, would remain in the rural buffer.
- The continuation of current policies does not necessarily ensure or prioritize protection of the interconnected, natural network in existence in Orange County so from this perspective, would leave these areas potentially vulnerable.

Alternative #2: Enhance Agricultural and Environmental Protections

- Same as above, but it is worth noting here, that this alternative seems to represent the most effective opportunity to exercise our power and agency in protecting what remains of the functional natural environment that underpins our social, economic, and financial well-being and that will thus help protect against ongoing and future climate change impacts.
- Ideally this alternative would represent going beyond the “extent practical” to incorporate and prioritize protection of the interconnected, natural network in existence in Orange County; otherwise, as above, these areas are potentially vulnerable even in this scenario.

Alternative #3: Add Low-Impact, Rural Conservation Neighborhoods in Strategic Locations

- In general, all Duke Forest lands would remain in the same land-use designation, but current rural buffer lands east of the Blackwood Division and north of the Oosting Natural Area would transition to rural conservation neighborhoods. This would likely have the potential for some negative impacts on the Duke Forest depending on the configuration along its boundaries, and if this scenario introduced additional recreational demand that is not supplied by the Duke Forest in these particular areas because of the research mission.

¹ This documentation is referenced as a source of information to consider regarding consideration of wildlife habitat patches and corridors “to the extent practical” within this OC 2050 effort.

- Importantly, this proposed rural conservation neighborhood area, particularly east of I-40 would occur on top of highly rated habitat patches that directly connect to the same within the boundaries of Duke Forest, and if developed as such, would potentially (depending on the precise configuration of development) impair connectivity across the western portion of the network.

Alternative 4: Add Higher Intensity, Mixed-Use Centers in Strategic Locations

- Blackwood and Oosting would be significantly impacted in this scenario in which the Blackwood Division itself along with lands to the east and across I-40 to north of Oosting would be a mixed-use center. **This would have significant and permanent adverse consequences for teaching, research, and natural values, and it would entirely destroy the western section of the regional habitat connectivity network that Duke Forest helps to anchor in this area.**

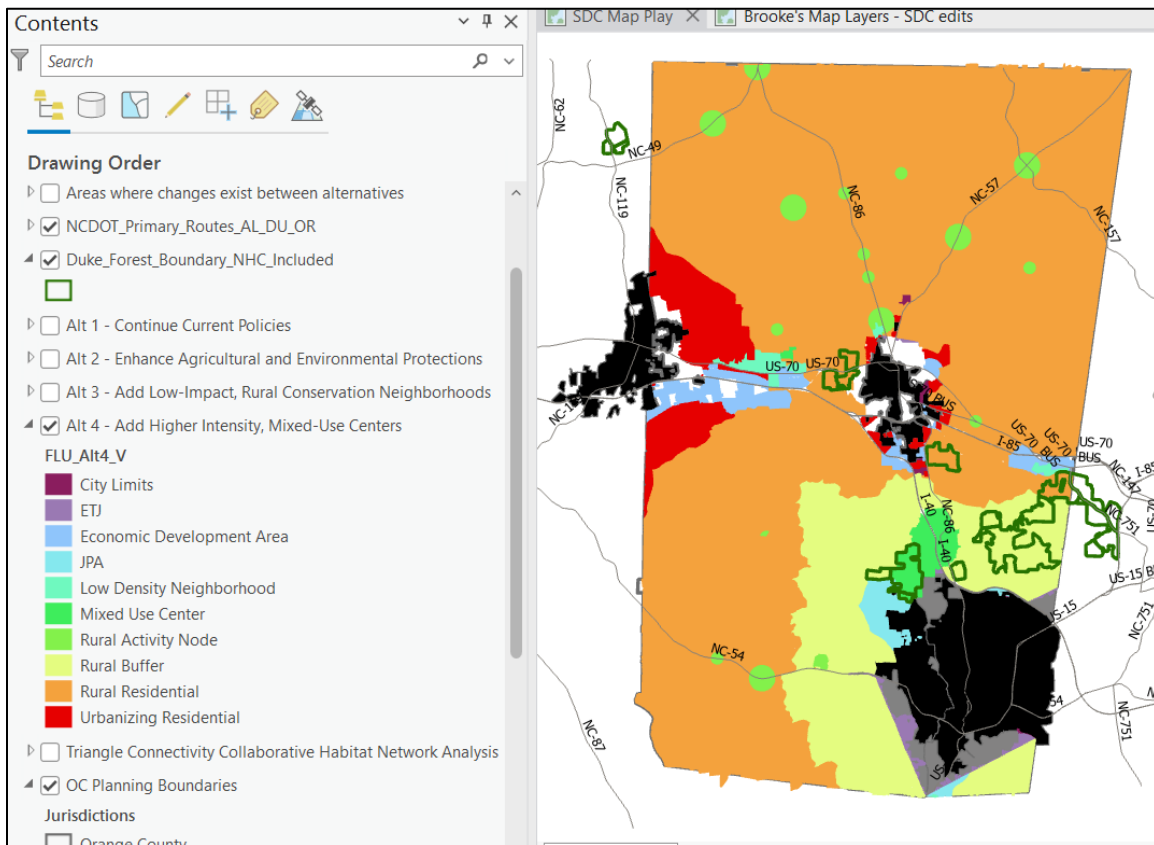


Figure 1. This snapshot of a mapping project shows Duke Forest lands in dark green outline and Alternative 4 - Add Higher Intensity, Mixed-Use Centers. This alternative would undoubtedly have significant negative impacts on Duke Forest lands. This scenario introduces significant changes in the rural buffer, allowing mixed uses that would tie-into Carrboro's transition area 2 and Chapel Hill ETJ, essentially allowing a big push north of intense development.

Closing Summary:

I appreciate the opportunity to provide these comments and respect Orange County's holistic initiative to think inclusively and cooperatively about its future. Overall, I believe it would be extremely beneficial to present these alternative scenarios with a representation of permanently conserved lands such as Triangle Land Conservancy preserves and Eno River State Park areas. Similarly, and as referenced herein, Duke Forest lands in Orange County, while not legally protected by deed restrictions, will continue serving the university as a unique academic asset and the entire community as an essential anchor of ecosystem services for the predictable future. Not accounting for these areas as actual or highly likely constraints on land-use scenarios allows for the presentation of land use configurations that may not be realistic, and thus may not allow for informed feedback from the public.

As we face the realities of the undeniable impacts from global changes in climate, the most salient way to exercise our power and agency *locally* is to protect what remains of the functional natural environment that underpins our social, economic, and financial well-being. Thus, I strongly encourage Orange County in this moment of planning for its future to centralize and double-down on its commitments to prioritize protection of: sensitive natural areas, unique habitats, all waters including ephemeral wetlands, and critically, the configuration of a connected network of habitat patches and corridors. It is more essential now than ever before to protect the building blocks of healthy ecosystems, which provide us with so many invaluable services, and allow for adaptation and resilience in the face of climate change. We can never reclaim the functions and services nature provides us once we permanently convert them.

Respectfully submitted,

Sara DiBacco Childs



Sara DiBacco Childs, MEM
(she/her/hers)
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Adjunct Instructor, Nicholas School of the Environment
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North Carolina Wildlife Resources Commission

Cameron Ingram, Executive Director

Cy Stober, Planning & Inspections Director
Orange County Planning & Inspections Department
300 West Tryon Street
P.O. Box 8181
Hillsborough, NC 27278

October 31, 2024

To Mr. Stober,

Thank you for the opportunity to review and provide comments on the Orange County Land Use Plan 2050 Future Land Use Scenarios as presented at the 'Testing the Land Use Alternatives' public engagement session. The NC Wildlife Resources Commission (NCWRC) is glad to provide information that informs decision-makers on how to avoid and minimize impacts to natural resources and wildlife habitats. NCWRC's Green Growth Toolbox Program¹ provides free technical assistance to local governments to support the development of land use plans that are informed by conservation priorities. The foundation of the Green Growth Toolbox Program is to encourage land uses that protect and reduce impacts to the most sensitive natural areas and rural land uses by encouraging growth patterns that push development into existing towns and cities, and closer to existing infrastructure. NCWRC is also a partner in the Triangle Connectivity Collaborative (TCC) (formerly known as the Eno-New Hope Landscape Conservation Group). The TCC has a mission to protect habitat connectivity within the Triangle and has identified the need to integrate habitat connectivity data into land use planning as a key strategy for reducing habitat fragmentation (for more information, see the *Triangle Connectivity Collaborative Strategic Action Plan*²).

Below I share my thoughts regarding the proposed future land use scenarios and provide some recommendations to reduce environmental impacts on currently undeveloped lands in the county. The recommendations provided below are not regulatory.

Conserved Lands and Lands Managed for Biodiversity

- Conserved lands should not be proposed for any type of future development. These lands are protected in perpetuity from developed land uses.
 - All four scenarios propose Rural Residential land uses for Eno River State Park, Triangle Lands Conservancy Preserves and easements, and Eno River Association Preserves and easements. These properties are all permanently protected from developed land uses.
 - Orange Water and Sewer Authority properties that are enrolled in NCWRC Game Lands are proposed for Rural Residential in all four scenarios. While these properties may not be permanently conserved, they provide important water quality benefits, wildlife habitat, and recreational opportunity. NCWRC recommends that these lands be classified into a future land use category that recognizes their importance for conservation into the foreseeable future.

¹ NCWRC Green Growth Toolbox Program: <https://www.ncwildlife.org/ggt>

² Triangle Connectivity Collaborative Strategic Action Plan: <https://connectedconservationnc.org/>

- Duke Forest, although not permanently conserved, manages their land for biodiversity conservation and provides public access to natural spaces for passive recreation. All scenarios propose that Duke Forest be classified as a Rural Residential or Mixed Use Center which is incompatible with the important natural areas that are contained within these lands. NCWRC recommends that these lands be classified into a future land use category that recognizes their importance for conservation into the foreseeable future.

Natural Heritage Natural Areas

- Natural Heritage Natural Areas (NHNAs) are the most ecologically significant areas known to occur in the county. NCWRC recommends that development be avoided on and around all NHNAs. In cases where an NHNA is not protected, NCWRC recommends that these lands be classified into a future land use category that recognizes their importance for conservation into the foreseeable future. Currently, NHNAs that are identified for inappropriate land use classes, include:
 - For all scenarios:
 - Economic Development Areas are proposed directly adjacent to the following NHNAs: Middle Eno River Bluffs and Slopes (rated 'Very High') and Cates Creek Hardwood Forest (rated 'General').
 - Rural Activity Nodes are proposed for the following NHNAs: NEU/Little River (Orange/Durham) Aquatic Habitat (rated 'Very High'), the South Fork Little River Marsh (rated 'General'), and CPF/New Hope Creek Aquatic Habitat (rated 'Very High', in Alternative 4 this NHNA is proposed for Mixed Use Center).
 - For Alternative 4:
 - Mixed Use Center is proposed for the following NHNAs: CPF/New Hope Creek Aquatic Habitat (rated as 'Very High'), Meadow Flats (rated 'Exceptional'), Blackwood Mountain (rated 'Exceptional').

Habitat Connectivity: Patches and Corridors

- The Triangle Connectivity Collaborative has identified priority habitat patches and corridors within the county. This habitat network is prioritized based on its overall importance for maintaining habitat connectivity within the larger landscape. Habitat connectivity is important for maintaining healthy – sustaining – populations of wildlife, including sensitive species, and for maintaining the ecological integrity of natural areas over time. NCWRC recommends that development be avoided within patches and corridors that are rated as 'high,' 'higher,' and 'highest' priority for connectivity. If development is proposed for these areas, rural conservation neighborhoods may be an option to protect habitat connectivity by setting aside the habitat network as protected open space.
 - Multiple Rural Activity Nodes are proposed for 'higher' and 'highest' priority parts of the network. NCWRC recommends that developed land uses be avoided in the most important parts of the habitat network identified by the TCC.
 - Mixed Use Center land uses are proposed to occur between and, in some cases, on Duke Forest properties. These forest lands contain 'Exceptional' NHNAs and are rated as 'higher' and 'highest' wildlife habitat patches in the TCC habitat network analysis. NCWRC recommends avoiding development in all NHNAs and in 'higher' and 'highest' priority habitat patches and corridors identified by the TCC.
- To maintain functional habitat connectivity for protected lands within the county, NCWRC recommends that development be discouraged between protected lands; working lands - farms, timberlands, and natural forests, are more suitable land use types to occur between protected lands.
 - A Rural Activity Node is proposed to occur between NHNAs that are within Duke Forest lands. Development should be avoided between NHNAs and between lands managed for

conservation. Although Duke Forest is not conserved in perpetuity, it does manage its natural areas to support and enhance biodiversity within the county, including with prescribed fire, and it is open for public recreation. As such, the county should encourage development patterns that preserve Duke Forest's ability to manage lands for conservation of biodiversity.

Sensitive Wildlife Species

- Rural Activity Nodes are proposed for lands adjacent to both the North Fork and the South Fork of the Little River. The Litter River provides drinking water for Durham and is critical habitat for the federally endangered Atlantic Pigtoe (*Fusconaia masoni*). Additionally, these rivers provide habitat for State Threatened Notched Rainbow (*Villosa constricta*) and State Rare Chameleon Lampmussel (*Lampsilis sp. 2*). Freshwater mussels are vulnerable to increases in sediment and pollution from stormwater run-off associated with developed land uses; NCWRC recommends that development be avoided adjacent to the rivers and their tributaries.
- An Economic Development Area is proposed to occur along Sevenmile Creek, which is habitat for Notched Rainbow (*Villosa constricta*) and Creeper (*Strophitus undulatus*) which are State Threatened freshwater mussel species. NCWRC recommends limiting development potential adjacent to streams that have these species.
- An Economic Development Area is proposed to occur along Rhodes Creek, which is habitat for Carolina Ladle Crayfish (*Cambarrus Davidi*). This crayfish is a State Rare species; NCWRC recommends protecting habitat for rare species to minimize impacts to species with small populations that may be more vulnerable to extinction.
- Eastern Creekshell (*Villosa delumbis*) is a State Rare freshwater mussel species which is known to occur in New Hope Creek, where Alternative 4 is proposing Mixed Use Center land use. NCWRC recommends protecting habitat for rare species to minimize impacts to species with small populations that may be more vulnerable to extinction.

Water Quality

- All four scenarios propose a Rural Activity Node adjacent and upstream of Hillsborough Reservoir. To protect water quality, NCWRC recommends that development be avoided upstream of drinking water supplies.
- Rural Activity Nodes are also proposed for both the North Fork and the South Fork of the Little River. The Little River provides drinking water for Durham and is critical habitat for the federally endangered Atlantic Pigtoe (*Fusconaia masoni*); development should be avoided adjacent to these rivers and their tributaries.

In the development of a final Conservation and Growth map, NCWRC recommends developing a land use class that identifies permanently protected lands and lands where permanent protection is the aspirational outcome of guiding how the county should develop. NCWRC also recommend the use of Rural Conservation Neighborhoods as a land use that may be appropriate in areas where development and environmental protection aims are both present.

Thank you for the opportunity to provide a more detailed review of the different scenarios. I hope these comments are of assistance to you. I am happy to answer questions or provide further detail on recommendations, if needed.

Thank you,



Brooke Massa, Land Conservation Biologist
Division of Habitat Conservation
NC Wildlife Resources Commission
(919)630-3086
brooke.massa@ncwildlife.org

Sierra Club Orange-Chatham Group Executive Committee – Comments on Orange County Land Use Plan Draft Options – November 2024

Across All Alternatives

Rural Activity Nodes –

Rural Activity Nodes should be only agriculture related industry and/or businesses that serve agriculture, like small markets or high density farmworker housing.

The greatest contributor to climate-forcing air pollution in Orange County is gas and diesel powered vehicles. Therefore the Land Use Plan policies should be aimed at reducing the sprawl that increases vehicle miles traveled (VMT) in the county.

Therefore rural activity nodes should not be destinations such “hip” markets that are not agriculture-related (because we don’t want to increase VMT, we want to cut it).

We should increase the acres per unit in the rural buffer to 5 acres per unit - i.e. lower the density to discourage the sprawl of large home neighborhoods).

Low Density Neighborhoods – Why add more adding additional single-family zoning? What we need is more affordable/financially accessible housing, including missing middle.

Alternative 1 – Business as Usual (BAU)

This is not an acceptable option to plan for the future – we need to reduce VMT overall and preserve farmland in the rural area.

Alternative 2 – Urbanizing Residential

This alternative already identifies areas for growth on the edges of the towns that Hillsborough and Mebane have identified for growth – it is important that they’ll be annexed and served with public utilities.

In general we do not want rural activity nodes that are destinations for town residents – only activity that directly serves the rural area. There should not be anything in the rural buffer (e.g. Millhouse) that attracts bigger neighborhoods.

It is good that this alternative enhances environmental protections by limiting new housing developments in the rural buffer. (it would be good to flesh out what other protections are important, if any). The question to ask is – will this accomplish the goal of making sure dense development stays in urbanizing residential areas and not in the rural buffer.

Also the report lists affordable and diverse housing targeted for municipalities as a weakness. Why is that? The price of land is going up because of its development potential, not its agriculture potential. We need affordable housing for people near where they work.

Alternative 3 – Add Low-Impact Rural Conservation Neighborhoods in Strategic Locations

We are not in favor of this alternative, because everyone who lives there is going to get in a car and drive in. We should **ONLY** allow this adjacent to developed areas with access to transit or job centers. Adding development next to town makes missing middle housing more feasible and likely.

Also by their nature, these neighborhoods are not transit-friendly. If we are going to try these, they should be adjacent to roads where we can extend transit and build missing middle housing.

Finally, under strengths, why do we say the rural conservation neighborhoods better protect high value conservation corridors and water supply watershed better than business as usual (BAU) if the result is planting more neighborhoods in the rural areas? While it is preferable to low density development, is it better than keeping it more rural?

Alternative 4 – High Intensity, Mixed-Use Centers in Strategic Locations

Same comments as Alternative 3 – why eat up so much of the rural buffer north and west of Chapel Hill and Carrboro? We are doing this already south of town, and we are more likely to extend transit there. If north of town this was kept, to a minimum, right next to well traveled roads close in where transit could be extended, that might be acceptable.

Additional Questions/Comments:

Low Density Neighborhoods (on all options) – why add additional low-density single-family zoning?

In the comparison of outcomes, how exactly was this modeled? What assumptions went into the modeling? These numbers need more explanation and transparency.

For example, in Alternative 4, what would the amount of housing look like without the mixed-use area? In Alternative 3, is having the most preserved land really the outcome if you're adding development?

Perhaps most importantly, this doesn't model vehicle miles traveled (VMT), which is critical to all of this. That is our biggest climate impact and we need to cut it down. It is also critical for resilience. In 50 years, how are we going to support this level of VMT in a clean manner?

[We are already extending water and sewer lines south of Chapel Hill for missing middle housing, where it's easier to extend because of 15-501. So we are targeting very accessible transit-oriented missing middle housing – we do not need to generally breach the rural buffer north and west of town.]

Good evening, Commissioners. Thank you for the opportunity to comment on the land use plan. I urge the county to continue partnering with our municipalities to coordinate land use that supports environmental sustainability and fosters affordable, vibrant communities.

Scenarios one and two align with the hard work our towns have put into their own plans, which concentrate development within municipal boundaries, close to services. This approach supports walkable, connected communities and increases transportation options, reducing car dependency. Maintaining the Rural Buffer and the Urban Services Boundary in Hillsborough is essential to this strategy.

In contrast, scenarios three and four would encourage development outside town boundaries, increasing household and taxpayer costs while also driving up air pollution and greenhouse gas emissions, which harm public health and contribute to climate change.

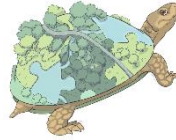
Moreover, it's unlikely that OWASA or Hillsborough would extend water and sewer services beyond their boundaries, especially with the high costs of crossing I-40. With the towns committed to managing growth within their boundaries, it's premature to include such expansions in the county's land use plan. If this ever changes, it should be a collaborative decision.

Without these services, new developments would rely on private water or septic systems, leading to costly maintenance. Private providers often fail to meet standards, which risks unreliable, expensive water quality. Recent examples in western NC highlight the importance of dependable utilities for public health.

Lastly, housing affordability remains a critical issue. While building outside municipal boundaries may seem less costly, it hides a major drawback—higher transportation costs as families travel farther for work, school, healthcare, and groceries. Instead of sprawl, we need affordable housing solutions within our town cores, where all community members can live, work, and thrive in walkable neighborhoods.

Thank you for your time, and I urge you to prioritize scenarios that support smart growth, sustainability, and affordability for all Orange County residents.

Triangle Connectivity Collaborative



Mr. Cy Stober, Planning Director
Orange County Planning & Inspections Department
300 West Tryon Street
P.O. Box 8181
Hillsborough, NC 27278

November 1, 2024

Dear Mr. Stober,

Thank you for the opportunity to review and provide comments on the **Orange County Land Use Plan 2050**. As the retired Director of Conservation at the NC Botanical Garden, former chair and long-time member of the Orange County Commission for the Environment, current chair of the Triangle Connectivity Collaborative (formerly the Eno-New Hope Landscape Conservation Group), I have great interest in future development planning.

My colleague, Bo Howes, Conservation Director at the Triangle Land Conservancy, co-presented the Triangle Connectivity Collaborative (TCC) 'Strategic Action Plan' and other landscape connectivity information to the BOCC on March 19, 2024. In this presentation we strived to demonstrate the importance of natural landscape connectivity so that future development does not disrupt current (and protected) conservation lands, existing undeveloped land, and the habitat corridors that connect these.

Our presentation highlighted identified priority habitat patches and corridors within Orange County (based on the importance for maintaining habitat connectivity across the larger landscape) and the utility of the NC Wildlife Resources 'Green Growth Toolbox' (that seeks to encourage land use practices that protect and reduce impacts to natural areas and rural land by encouraging development in existing municipalities). Please refer to the TCC 'Strategic Plan' (and other materials) and the 'Green Growth Toolbox' at <https://connectedconservationnc.org/> and [GGT Handbook](#), respectively. There is also more information at [Terrestrial Habitat Conservation Recommendations document](#).

Thank you again for seeking public input on the **Orange County Land Use Plan 2050**. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Johnny Randall". The signature is fluid and cursive, with the first name being more prominent.

Johnny Randall, PhD
Chair, Triangle Connectivity Collaborative

A few comments on the proposed update of the Orange County Land Use Plan

- The inclusiveness if not the general thoroughness of the report are much appreciated.
- Re: economic development
In highlighting strengths, more emphasis should be placed on the educated quality of our workforce, the county's enduring commitment to funding its public schools at the highest levels in the state, and the proximity of open space to urbanized areas, a proven addition to property values.

There is far more current data available from state and federal surveys on agriculture than is included here, making for a better measure of the county's ag efforts in this century. Much growth in that sector has occurred as the county has cultivated a local agricultural economy. More emphasis should be placed on furthering Orange's statewide leadership in promoting agriculture in an urbanizing county via conservation easements, land purchases, a county staffer dedicated to advancing ag, and a processing center (no longer involving Alamance, Chatham and Durham at their insistence) to produce value-added products. This should be more of an ED emphasis;

As is noted but not sufficiently emphasized, Orange County's history has dictated to a large extent our balance of commercial and residential taxation, given the loss of Alamance and Durham manufacturing in the 19th century and the impact of the tax-exempt university. A former county economic development director calculated we'd need to add one prodigious Southpoint Mall to raise our non-residential tax base by one cent.

The cost of service report and the greenhouse gas emission report the county and its municipal partners commissioned should be more prominent in our economic development strategies and recruitment;

- Re: housing
There is virtually no mention of the effect of UNC students living off campus and how that affects the availability of rental units. Explicit discussions

should be emphasized (again) to encourage the university to provide more housing units on campus and most especially at Carolina North.

The impact of the CHCCS district tax should be noted in comparing the cost of housing units in Carrboro and Chapel Hill with those in neighboring jurisdictions.

- Re: Open space and natural elements
More prominence should be placed on the stipulations of the Water and Sewer Agreement among the towns and OWASA.

Discussion of groundwater, a dwindling resource, should refer to the study the county did previously and focus on the long-term protection of potable water. An explicit mandate might be considered for septic tank inspections every five years, as with a utility, especially in protected watersheds.

In discussing air quality, recognition should be included on the importance of trees in protection measures.

The Rural Buffer, anchored by Duke Forest and other natural features, be protected and not be viewed as a holding area for future, more intense development. Talks with Duke should be ongoing to acquire parts of the Forest in Orange County that the university no longer wants, as the McGowen Creek Preserve or at Hollow Rock.

The point needs to be made that environmental consciousness and action do not begin and end with climate change.

Barry Jacobs
11-1-2024

Comments on the Four Alternatives Proposed for the Orange County Land Use Plan 2050 from Michael M. Hughes, PE

Based on the Four Alternatives under consideration for the Land Use Plan 2050, my suggestion is that the County consultants develop a Fifth Alternative which incorporates the elements listed below.

From Alternative 1

- Reflect Hillsborough's new Comprehensive Plan and study area for Mebane's forthcoming plan.

From Alternative 2

- Focus on protecting priority agricultural, environmental, watershed, and rural lands

From Alternative 3

- Support expansion of Buckhorn Economic Development District south of West Ten Road with the extension of public water and wastewater utilities.
- Require Rural Conservation Neighborhoods in strategic locations. And require that they permanently protect at least 60% of the original tract prioritizing key areas (farm, ecological areas, habitat).

From Alternative 4

- Recommend the creation of the Mixed-Use Centers and Economic Development Areas in strategic locations which do not require the extension of the existing OWASA service.

Additional Items for Consideration in the Revision to the Alternative

- Continued permitting of Rural Activity nodes so long the proposed development is related to agriculture and/or businesses that serve the small markets for locally grown produce and products.
- Avoid permitting dense or intensive development, including Rural Conservation Neighborhoods, adjacent to:
 - Critical water supply watersheds
 - Voluntary Agricultural Districts (VAD) and Enhanced (EVAD)

Additional Recommendations for the Orange County Land Use Plan 2050

- Preserve the current boundaries of the OWASA's Urban Services Boundary and the Rural Buffer agreements.
- Recommend improvements to the Orange County's flexible subdivision (conservation development) ordinance to better prevent sprawl and, specifically, to protect farmland. Like other flexible development and cluster subdivision ordinances throughout the state, Orange County's current ordinance (Section 7.12 in the UDO) is rarely used---possibly because of higher development costs and red tape than in a traditional subdivision---and does not accomplish the goal of protecting farmland.
- Provide language in the Orange County Land Use Plan 2050 applications that makes it clear that for the sake of equity and affordability, as well as reduction of vehicle miles traveled for everyone, the best place to build new housing is in the municipalities, near transit, schools, health care, and other amenities.

Additional Policy Recommendations

The land use plan, in and of itself, will not protect farmland and it should address the consideration of the long-term impact of proposed development on the transportation network. Policies to encourage agriculture and protection of environmental and watershed lands are required, as well as anticipate the impact of proposed development on the planning of NCDOT transportation projects. Two Orange County policy recommendations are listed below. More should be developed in consultation with the Agricultural Preservation Board, the Orange County Unified Transportation Board and other stakeholders.

- Create an Agricultural Protection District based on soil types most suitable for farming. Develop a policy and mechanism to compensate landowners in the District at Fair Market Value (or equivalent) if their land is being evaluated for development of any sort.
- Require for site plan approval that the proposed development projects be reviewed for transportation system impacts by the Orange County Unified Transportation Board (OUTBoard) which advises the Orange County Board of County Commissioners (BOCC) and provides information and comments on major transportation issues. The BOCC should consider the OUTBoard's Recommendations regarding the impact of proposed development on the programming of transportation improvements in the County.

