



**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

**± 16 Acre Assemblage
for Sale in Chapel Hill**

*1025 Dairyland Road
Chapel Hill, NC 27703*

Picturesque 16 Acres for Residential Development in Rural Chapel Hill

±16-acre property offering a rare combination of privacy, natural beauty, and development potential just minutes from Chapel Hill. Featuring over 1,000 feet of Morgan Creek frontage, mature woodlands, favorable topography, and Rural Buffer zoning allowing 2-acre lots.



Property Details

PIN	9769194744, 9860101112
ACRES	16
PRICE	\$2,075,000
ZONING	Rural Buffer (RB) University Lake Protected Overlay

Dazzling 16 + acre parcel on Dairyland Road offering private and idyllic setting with over 1,000 feet of frontage on Morgan Creek and a brief, low stress, 10 minute drive to Chapel Hill via Hillsborough Rd. or Highway 54. This outstanding property is located in the Chapel Hill Carrboro School District with Orange County base zoning of Rural Buffer with University Lake protected watershed overlay. This zoning classification allows subdivision of parcels that existed prior to October 2, 1989. (See brochure for relevant sections from the Orange County UDO.) Property includes a 2.5 acre parcel with an existing duplex with septic permit for 4 bedrooms. An additional 14 + acres of vacant land located on the North side of Morgan Creek includes gentle topography, an old farm road running parallel to creek, and mature mix of Pines, Beech, Poplar and Oaks. The vacant land has been evaluated by a licensed soil scientist and includes ample area of soil suitable for septic drain fields. This unique property is well suited for development as a low density conservation oriented neighborhood, or develop as a luxury home site with creek front guest cottages for visitors. Contact listing agent with questions.

Sellers will entertain offers on standard form 580L-T, proof of funds must accompany any offer. Contact listing agent with questions.



MORGAN CREEK



Rural Buffer (RB) Zoning

The rural buffer serves as a low density, primarily residential area, surrounding the urban boundaries of Chapel Hill and Carrboro. This area is intended to remain rural in character, not require urban services (i.e. public water and sewer), and annexation within this area is prohibited.



EXISTING DUPLEX ON SITE

SECTION 4.2: WATERSHED PROTECTION OVERLAY DISTRICTS

4.2.4 Residential Density

Maximum residential density shall be as indicated in Table 4.2.4, or as required by the underlying zoning district, whichever is less.

TABLE 4.2.4 RESIDENTIAL DENSITY

DISTRICT	MAXIMUM DENSITY
UNIV-CA UNIV-PW	One dwelling unit per five acres Lots of record existing on October 2, 1989 may contain up to, but no more than, five lots with a density of one dwelling unit per two acres. Contiguous lots of record existing on October 2, 1989 may be combined into one parcel for development. The number of two-acre lots and the total number of lots in the combined parcel cannot exceed the sum of the number of lots which could be created from each lot of record.

Parcel 1 with said Road South 85° West 120 feet to the Beginning, containing 14 acres, more or less, as surveyed by J. Ralph Weaver, Registered Surveyor, March 1, 1943, and being the same land conveyed to [REDACTED] in a deed dated April 21, 1983, and recorded in Book 424, Page 259, Orange County Registry.

Parcel 2 Grove Road, the Beginning point containing 2.5 acres more or less, and being the same property conveyed to [REDACTED] by deed dated March 30, 1979, and recorded in Book 307, Page 150, Orange County Registry.

SECTION 6.13: STREAM BUFFERS

6.13.1 Purpose

The purpose of the regulations included in this Section is to protect County water resources by **establishing minimum buffers adjacent to streams, rivers, water bodies and other water features and limiting development and other Land-Disturbing Activities within those buffers.**

(C) Method A – Stream Buffer Based on Slope and Groundcover

- (1) The width of the buffer shall be a minimum of 50 feet from each edge of the floodplain or stream bank.
- (2) An additional 15 feet shall be added to the 50-foot buffer (65 feet total) where the slope value is less than 7.5%, as measured 250 feet from the edge of the floodplain or stream bank.
- (3) For slope values 7.5% and greater, as measured 250 feet from the edge of the floodplain or stream bank, an additional 30 feet shall be added to the 50-foot buffer **(80 feet total).**
- (4) These calculations shall be made for both sides of either the stream bank or floodplain, whichever is greater.

(D) Method B - Stream Buffer Based on Slope and Groundcover

TABLE 6.13.3.D: STREAM BUFFER WIDTH BASED ON SLOPE AND GROUNDCOVER [1]		
SLOPE VALUE	TYPE OF GROUNDCOVER	
	GRASS (FEET)	WOODS (FEET)
2 to 4.9	100	50
5 to 9.9	150	100
10 to 14.9	200	100
15 or greater	250	150

[1] In addition to the buffer zone resulting from the calculations below, a stream buffer shall include any portion of a floodplain as defined in this Ordinance, by special survey by a registered engineer or surveyor, or by alluvial soils as designated in the Orange County Soils Survey.
 [2] The required stream buffer zone shall not be limited to one calculation, but shall be based on calculations made at points where topographical and ground cover conditions change based on an analysis of the site.

6.13.4 Minimum Buffer Widths for Watershed Protection Overlay Districts

(A) University Lake Critical Area (UNIV-CA)

(B) University Lake Protected Watershed (UNIV-PW)

- (1) The buffer width shall be calculated for both Method A and Method B, and at any given point along the stream, the **width of the buffer shall be the larger of the two.**

TABLE 4.2.5: IMPERVIOUS SURFACE LIMITS (RESIDENTIAL)	
DISTRICT	IMPERVIOUS SURFACE LIMITS (RESIDENTIAL)
UNIV-CA UNIV-PW	6% impervious surface limit. [1], [2] EXCEPT for lots smaller than two acres that were created prior to April 2, 1990, which are subject to a 12% impervious surface limit.
<p>[1] Allowable impervious surface area may be modified in accordance with Section 4.2.8 of this Ordinance.</p> <p>[2] Regardless of the proposed amount of impervious surface area, a Stormwater Management Plan (SMP) and/or Stormwater Control Measure (SCM) may still be required based on the proposed amount of land disturbance on a given parcel of property in accordance with applicable Orange County Erosion Control and State Stormwater regulations.</p>	

4.2.7 Placement of Streets, Driveways, and Buildings

- (A) Streets, driveways, and buildings or other structures shall be located, to the extent reasonably possible, so as to take full advantage of the absorptive capacity of the soils on which they are to be situated and to avoid the following environmentally sensitive areas:
 - (1) Stream buffer zones as required by Section 6.13 of this Ordinance;
 - (2) Wetlands as defined by the U.S. Army Corps of Engineers;
 - (3) Land with slopes greater than 15%; and
 - (4) Natural areas as identified in the Inventory of Natural Areas and Wildlife Habitats of Orange County, NC.
- (B) To avoid creating lots that will be difficult to build upon in compliance with the standards of this Section, the preliminary plan shall show proposed building envelopes and approximate driveway locations for all lots within subdivisions.
 - (1) A zoning compliance permit shall not be issued for the construction of buildings or driveways outside the areas so designated on the preliminary plan unless the Planning Director makes a written finding that the proposed location complies with the provisions of this Section and Sections 6.13 and 6.14 of this Ordinance.

DEMOGRAPHICS

POPULATION

	2 miles	5 miles
2020 Population	3,470	51,763
2025 Population	3,606	54,387
2030 Population Projection	3,719	56,229
Annual Growth 2020-2025	0.8%	1.0%
Annual Growth 2025-2030	0.6%	0.7%
Median Age	46.8	33.7
Bachelor's Degree or Higher	67%	64%
U.S. Armed Forces	0	40

HOUSEHOLDS

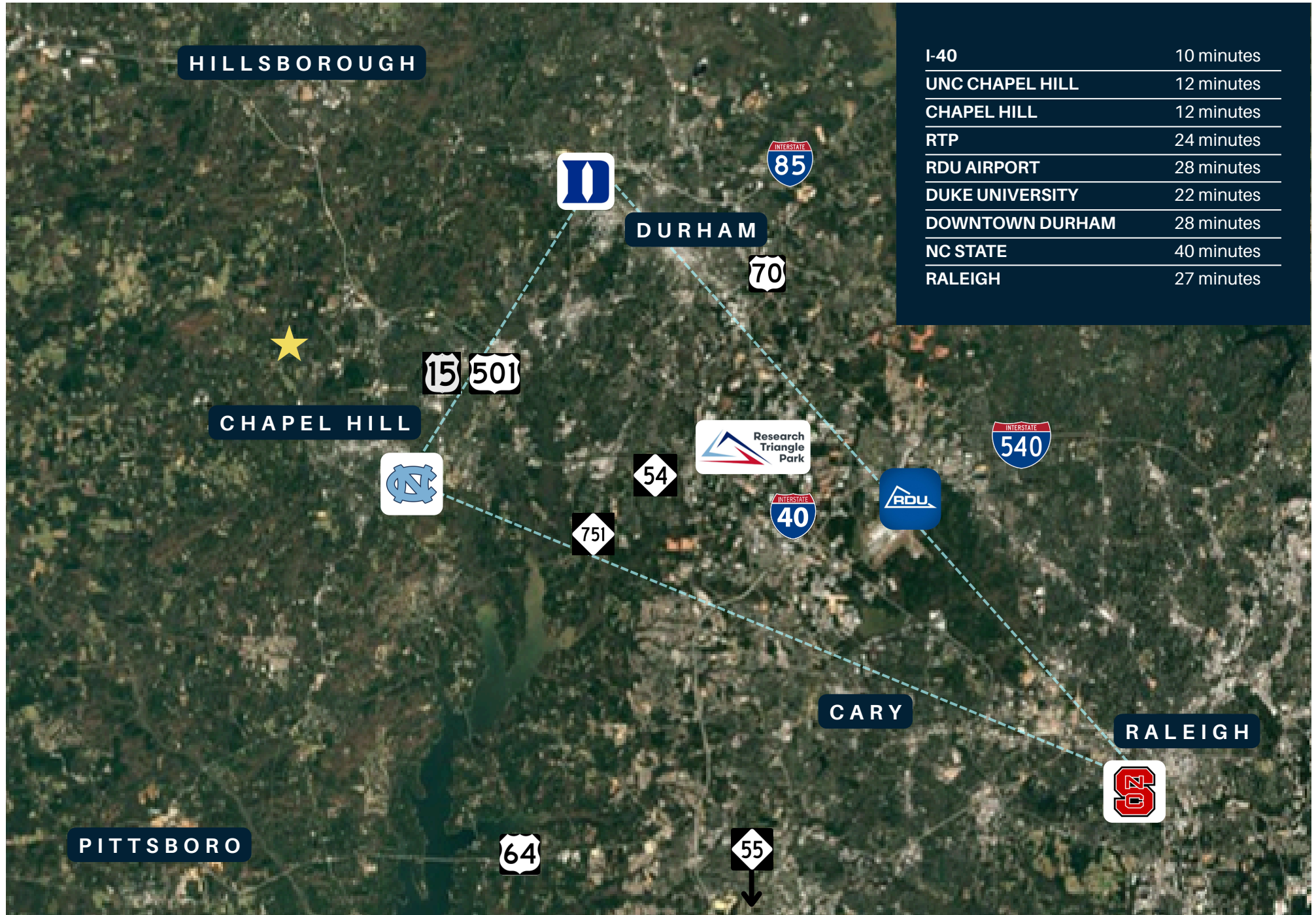
2020 Households	1,333	21,372
2025 Households	1,393	22,534
2030 Household Projection	1,441	23,357
Annual Growth 2020-2025	1.5%	1.5%
Annual Growth 2025-2030	0.7%	0.7%
Owner Occupied Households	1,182	10,458
Renter Occupied Households	259	12,899
Avg Household Size	2.6	2.3
Avg Household Vehicles	2	2
Total Specified Consumer Spending	\$56.8M	\$738.4M



\$95,365
MEDIAN INCOME (2 MI)

\$77,205
MEDIAN INCOME (5 MI)

LOCATION





Contact Us

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