

**MINUTES**  
**CHATHAM – CARY LAND USE PLAN**  
**COMMUNITY WORKSHOP**  
**AUGUST 10, 2009**

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The Chatham County Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the North Chatham Elementary School, Multi-Purpose Room, 3380 Lystra Road, located in Chapel Hill, North Carolina, at 6:30 PM on August 10, 2009.

Present: Chairman George Lucier, Vice Chair Sally Kost, Commissioner Mike Cross, Commissioner Carl Thompson, and Commissioner Tom Vanderbeck

Staff Members Present: County Manager Charlie Horne; Sustainable Communities Director, Cynthia Van Der Wiele; Planning Director, Keith Megginson; Assistant Planning Director, Jason Sullivan; Planner, Ben Howell; Fred Royal, Environmental Resources Director; Angela Birchett, Zoning Enforcement Officer; Clerk to the Board Sandra B. Sublett; and Deputy Clerk to the Board, Elizabeth Plata

*Agenda*

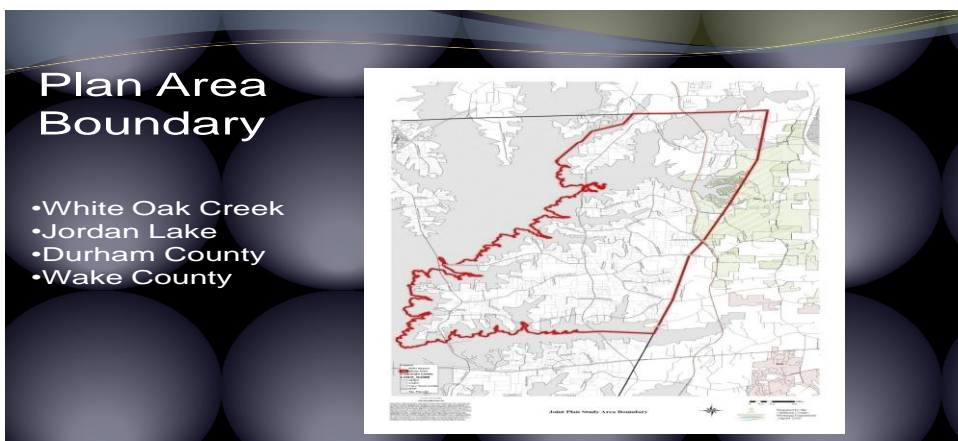
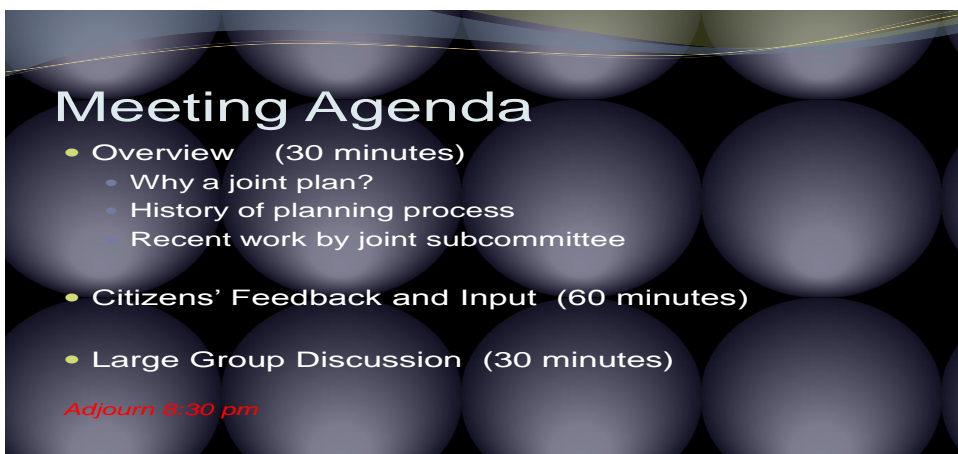
- ✚ Welcome and Introductions – George Lucier, Chair of the Board of Commissioners
- ✚ Joint Land Use Process – Sally Kost, Vice Chair, Chatham Board of Commissioners
- ✚ Citizens’ Comments and Feedback about the Options
- ✚ Questions, Comments, Next Steps

**CALL TO ORDER**

George Lucier, Chairman, called the meeting to order at 6:33 PM and welcomed those in attendance. He explained the purpose of the night’s meeting and stated that the subcommittee appointed by the Cary Town Board and the Board of Commissioners had been working since June; that it was important to get citizens’ feedback early in the process so that it can be considered in developing land use maps. He gave a brief history of the process and introduced the members of the Board of Commissioners, members of the Chatham-Cary Land Use Plan sub-committee, members of the Chatham County Planning Board, and Staff.

**JOINT LAND USE PROCESS**

Sally Kost, Vice Chair, gave an overview of the joint land use process and explained what the sub-committee has been doing. Her PowerPoint presentation in its entirety follows:



Western  
Wake  
Expressway  
will impact  
*eastern  
Chatham*



Regional  
Water  
Supply  
must be  
protected

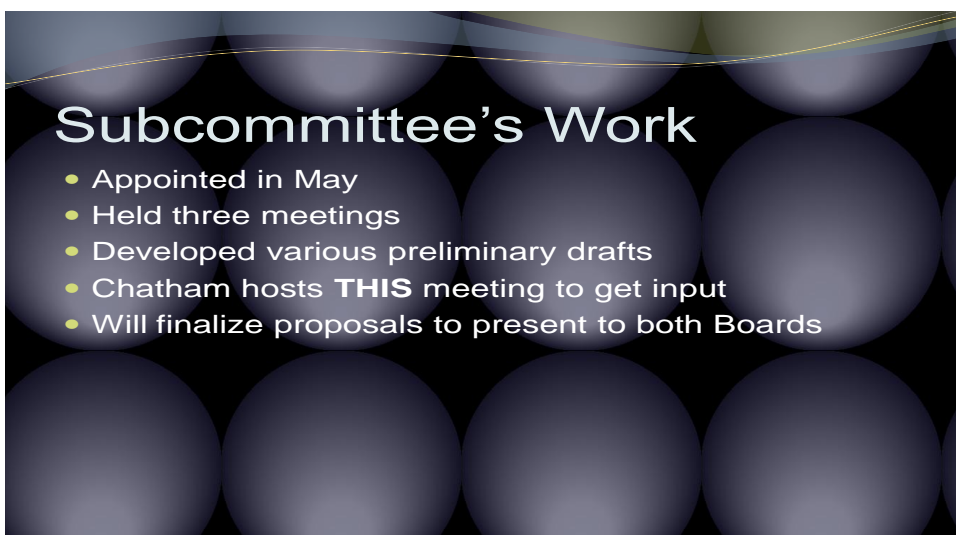


### Why Plan ??????

- Environmental Protection/Water Quality in Jordan Lake
- Direct development – mutual interest
- Development pressures  
...location...location...location....
- Need for Consistency
  - Chatham County Land Conservation and Development Plan
  - Northwest Cary Area Plan
- Regional coordination/transportation planning
- Protect Chatham's character

### How will the plan be used?

- Both jurisdictions will use the plan to evaluate development and zoning requests.
- Guide infrastructure planning (roads, water, sewer, parks, schools).
- Landowners, area residents, and businesses will use to help guide their investment decisions.



## We Need Answers!

1. What places or features typify eastern Chatham County character?
2. Do you have concerns about specific places or features that might be changed for the worse or gone in a decade or generation if something isn't done to protect them?
3. What places or features are a good model for future development here?

## We need more Answers!

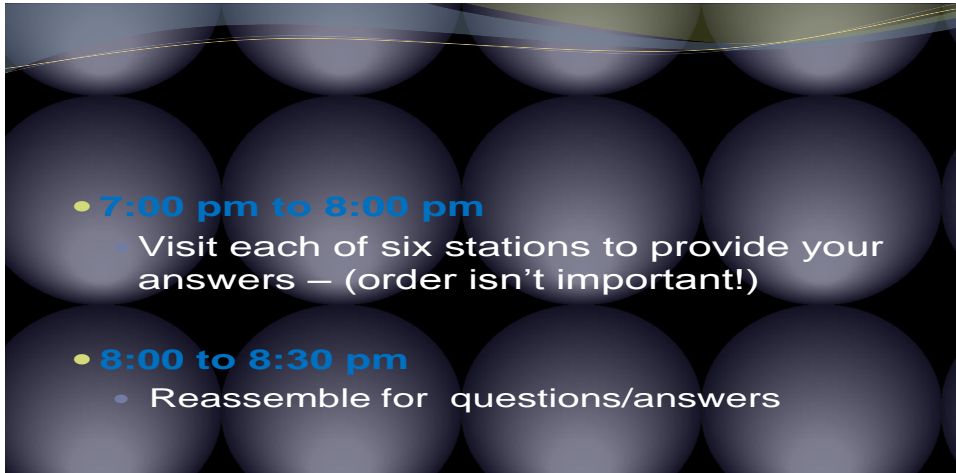
4. What kinds of places or features do you dislike and *shouldn't be repeated*.
5. In rural areas, what is the best pattern of development—clustered in which houses are concentrated in limited areas with fields or forests in the front along the roadways, or large-lot development with houses evenly spread out?
6. Where should commercial (or mixed use) development be located?

## Ways to Provide Feedback

- Tonight
- Pick up copy of survey and mail back by Sept 1
- Go online to [www.chathamnc.org/planning](http://www.chathamnc.org/planning) and follow link to the survey

## Tally/Results of your Comments

- Available in about one to two weeks on line
- Provide contact information on sign up sheets and we will keep you informed



Commissioner Kost invited everyone present to join in group sessions to give citizen comments and give feedback about the options. She stated that staff would review draft land use maps and the sub-committee has developed; that there are six questions to which they would like answered by the public; that six stations have been setup at which staff will be present to answer questions; and that the meeting will then reconvene for comments and to answer questions.

### **BREAK OUT SESSION**

The Chairman reconvened the meeting, thanked those in attendance for their comments, and explained some of the things that the Board has done with the County's Watershed Protection Ordinances. He introduced Elaine Chiosso, Environmental Review Board Chair, for a short presentation on some of the environmental impacts that are of concern regarding the I-540 corridor.

### **ENVIRONMENTAL IMPACTS OF I-40 CORRIDOR**

Elaine Chiosso explained that she met with Ted Sherrod, NC Department of Transportation (NCDOT) head of erosion control, and a couple of the engineers for the new TRI-X tollroad (540 western loop) last week to look at the erosion control plans. She stated that this tollroad will cross every creek flowing into Jordan Lake from Wake County, so she was very concerned about it as the Haw Riverkeeper (as well as an NC SCC member and the Chatham Environmental Review Board); that Mr. Sherrod had some really good stormwater sampling water quality data from NCDOT that measured pH, turbidity TSS and height of water at six sample sites along the path of the tollroad between Highway #64 north to where it meets Highway #55 near Alston Avenue; that the tollroad basically parallels Highway #55 to the west; that this baseline is data so they can measure/evaluate any new degradation of WQ as the tollroad is built; that the Turnpike Authority hopes to start construction on this section this fall - maybe October.

She stated that the bottom line is that their monitoring data shows that these creeks have already been damaged by sediment as well as increased stormwater from impervious surfaces; that this is basically the impact from the new development in western and north west Cary (Amberly, etc.); and that she thinks it is very compelling evidence for the need for low density in this zone.

Ms. Chiosso stated that she asked Mr. Sherrod if she could share this information at the night's meeting and was able to put it on a flash drive to bring, along with a few photos showing what this muddy water looked like flowing into Jordan Lake. She stated that if anyone wants to look at a map, the sample numbers correspond to these approximate locations, all just west of Highway #55 as follows:

South from 55 towards 64:

- Sampler #1 Nancy Branch, NE Creek
- 2 Morris Branch, NE Creek
- 3 Panther Creek NE Creek

- 4 Bachelor Branch, White Oak
- 5 White Oak Creek
- 6 Clark Branch, White Oak Creek

Ms. Chiosso answered questions from the audience.

**QUESTIONS, COMMENTS, NEXT STEPS**

The Board and staff answered questions and captured comments from those in attendance.

There will be another joint meeting with the Town of Cary at which there will be an opportunity for further public comments at the public hearing on September 17, 2009.

**ADJOURNMENT**

The meeting adjourned at 8:33 PM.

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George Lucier, Chairman

ATTEST:

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Sandra B. Sublett, CMC, Clerk to the Board  
Chatham County Board of Commissioners