

**Chatham County – Town of Cary Joint Land Use Plan
Community Workshop
August 10, 2009
Comments and Suggestions**

1. What places or features typify eastern Chatham County Character?

- Small Farms, Trees, 2-Lane Blacktop
- Farms, horses, cattle, tree lined roads, dark nights without a lot of lights
- Goats, horses, pastures, ponds, cows, bird houses, large spider webs in spring, open land, Belted Galloway cows
- On-farm stands, parks, Jordan Lake, streets lined with tall hardwoods, open spaces, peaceful country roads
- Large lots, horse farms, small tobacco farms, lots of trees, low density housing, limited development
- Martha's Chapel church, Jean's Berry patch, Lewter Shop
- Tobacco/tobacco barns (7)
- Cows (2)
- Chickens
- Pigs
- Farmers who also work other jobs & farm to keep good crops near & share with neighbors (3)
- Horse farms (12)
- Green, open space (9)
- Peacocks (2)
- Dark at night!!! (13)
- I still want to see the stars!!!! (4)
- Light pollution from Cary already A BOTHER! (10)
- Save the country roads (housing density) (6)
- Safer roads, less traffic (4)
- Peaceful Driving ((4)
- Farm Stands (4)
- Clean Streams (2)
- Quiet (20)
- Red Headed Step-Child (2)
- Agrarian Lifestyles (4)
- Tobacco Trail (9)
- Country look/feel (2)
- A key place – Jordan Lake: this includes public access to enjoying and discovering Jordan Lake, its waterways, and its wildlife.
- Tobacco barns
- Low-perk soil!
- Strawberry Farms
- Farms
- Woods
- This Saturday: counted 40 bicyclists before we left Chatham on a trip.
- People who don't want to live in Cary (2)
- Being able to see the stars at night.

- Country living, nor Cary living. We moved from Cary and live off of Lewter Shop. Please don't let the high density neighborhoods to come into Chatham. We will lose what we moved here for. (15)
- Tree lined rural roads and the lack of light pollution, i.e., street lights (5)
- The mixture of horse farms and wooded areas (8)
- Best place to live and have access to employment (3)
- Open space around the lake – no development on Jordan Lake (8)
- Rural character
- Wooded areas & protecting streams/wooded buffers (3)
- A diverse character to offset what has been developed so far!
- Lots of trees, room for birds and wildlife - not Cary
- - 751 Hwy. STOP CARY NOW

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?

- White Oak Ck., places along Green Level Rd. W.
- Farm character, White Oak Creek on Green Level
- Concerned about night sky pollution – from lights of development. Jordan Lake at night used to be a great place to star gaze – the night sky is getting lighter every year – maintain ground H2o quality for wells & lake.
- Rural roads are great for bicycle & motorcycle scenic rides. Urban sprawl will threaten those w/added cars.
- Concerned that places like Jean's Berry Patch (751 & Lewter Shop) would be replaced with a Wal-Mart. Small farms would disappear.
- Lewter Shop & Jean's Berry patch – these are things that have a history, Lewter Shop primarily that can't be replaced.
- Holland's Chapel btw. NC 751 & Farrington Rd. – would like low density here (6)
- Yates Store (the rural char. of the country store) – love this – have lost Wallace Markham's & O'Kelly on 751 already (5)
- High density off of Lewter Shop; loss of fields, nature, ability to ride our bikes on roads because of high traffic ((18)
- Lewter Shop & Green Level West to 751 to remain as is with only present owner's children building their homes (7)
- Green Level Rd should not change (3)
- 751 should not be changed. Do not let Cary come any closer.
- Did you see the trees you drove through to get to this meeting?
- All the creeks east of Jordan Lake have already been damaged by construction sedimentation
- No comm.. dev. on 751 – ability to get out on road due to traffic build up (2)
- The Martha's Chapel / Jean's Berry Patch area
- Creek off Barbee Rd. across from Wendy Hill S/D draining thru area to lake. (83 ac. Tract for sale) (5)
- Silt from Amberly draining to various tributaries leading to lake! (15)
- Preserve natural vegetative buffer around developments (6)
- Preserve White Oak Creek wetlands at Green Level Rd. (13)
- Preserve horse farms on Green Level! (14)
- Ponds & lakes in Amberly prevent flow to Jordan (8)

- Preserve rural character at NC 751 & Lewter Shop Rd. (12)
- Protect wells from drainage from development (12)
- Jordan Lake cannot support water supply (13)
- Stop clear-cutting, flatten land, and retaining walls (3)
- Where sewer plants would be located (2)
- Wildlife natural habitats being destroyed (2)
- More night sky pollution with clustered housing

3. What places or features are good models for future development here?

- Shielding from road by trees; if higher density is reg'd., then cluster it serve it with efficient water supply and large modern sewer treatment; no community well, jack leg sewer spray systems – do it right
- Don't know of any; it seems that development always has a negative impact on quality of creeks and air.
- Small sustainable farms to supply local food supply & small communities with land surrounding for crop growing
- Summer Chill – large lots, walking paths, lots of trees; should add a provision to proposed annexation bill that would permit individuals annexed into adjoining counties should be allowed to send their children to the schools in the annexing county
- Why the need to develop – we enjoy the 'country feel' and the wide open spaces
- Let Landowners decide
- Do not force people off land
- Finish 540 but stop development
- 1 house per 10 acres – everything west of 55
- Summer Chill development - + 3 acres/house (1)
- Briar Chapel: clustered & highly amenitized mixed-use community on 15-501 corridor
- More age 55 + community
- No Amberly (7)
- 10 acre lots in East Chatham (1)
- Old Creedmoor Rd., Mt. Vernon Church Road, N. Raleigh – these are 1 Ac/2Ac lots
- Cluster developments near municipal utilities to bolster property taxes
- Amberly / Carolina Preserve
- Denmark (the country) – small towns – paved walking paths behind houses connect to roads – walking is safer; kids get to parks; centralized heating systems – house gets its heat from a central facility; town owns the undeveloped land, puts in roads & other infrastructure, the developer develops the property according to the town's requirements – leading to good quality & affordability
- Roundabouts (1)
- Summer Chill (1 house/+3 acres; wooded)
- Wendy Hill S/d off Barbee a good model (3+ acres/house)
- Thompson Creek Dev. (4)
- No development (16)
- What happened to stair stepping out from the lake – density lower to higher – 1 unit per 10 acres to 1 per acre? (4)
- South side of New Hope Church to match North side
- Farms, trees along the road, screened housing (8)
- More bike lanes ((9)

- Att trail to other walking trails (8)
- Tight walkable clusters; ambiance – some retail/mixed use; small town feel (2)
- +/- Very limited development along ATT – Country Store, bike rental (3)
- Neighbors like Wendy Hill or Thompson’s Creek. Each lot is 3-10 acres/home. (3)
- Allow people to choose to remain the same or add dev. as discussed here
- Cary – NO! (7)
- Small amount of clustered, walkable development – mostly large lot 2 acres or greater per residence (1)
- Hilton Head for their ability to hide commercial shopping ctrs & large buffer zones (3)
- Rosemount has large lot, the area is very nice! (2)
- Do not want development in this area (6)
- Woods of Chatham, Markham Plantation (4)
- Less Government (2)
- A good example would be semi – clustered developments with maximized attention paid to minimizing water run off

4. What kinds of places or features do you dislike and we *shouldn't* repeat with future development here?

- Townhouses, high density housing – ie. Amberly, Copperleaf all these large developments!!
- Strip malls – how many Harris Teeters, CVS, Rite Aids do you need?
- Cary’s Crossroads area; US 55 & 64 in Apex
- Amberly – with pore erosion control & pollution of Jordan Lake, and night sky pollution; large commercial & residential development
- Amberly – rural character is gone
- Strip malls; small commercial zones with low speed limits, traffic lights; zone it so development is not patchy-make what there is of a good size, planned
- Cary needs to remediate the creeks its high density development has already ruined like North East Creek & Indian Creek!!!
- No large clearings with massive mud run off (1)
- The above is Cary’s development’s legacy (1)
- Chatham is already becoming too much like Cary – too many regulations already!
- Takes away from the rural setting, more traffic, too much light to see stars (3)
- Large strip malls and or shopping centers that destroy forest & natural areas; small buffer zones and the heavy traffic from commercial vehicles it takes to service & supply those commercial ctrs. (7)
- No Gas Stations! (5)
- No condo or townhouse developments! (7)
- Large building for recreation
- High density housing is not desirable (6)
- South Point Mall is 2 miles north of Chatham – don’t need any closer dev. (1)
- No clear cutting for development (6)
- Amberly like development should not be allowed (6)
- No Cary / malls (3)
- Cary has already polluted Jordan Lake on 751 – west of Cary – please do not keep this type of “development” coming (5)
- Light pollution – loss of night sky (1)

- Dislike the kind of developments that Cary has already done in Western Wake; Bulldozed everything & made it flat; why not work w/the rolling hills & plan home sites to the land; keep the trees (11)
- Dislike the high density; no more than 1 house/5 acres!; otherwise Cary moves in – lawns not fields etc.
- A bad-development example uses lots of non-porous surfaces (roofs/parking/roads)
- Sewage runoff from Durham
- Murky water down Indian Creek (5)
- Turbidity & silt(2)
- Need for erosion control in Wake on south & Chatham County (7)
- High density along west side Gates Rd. & Greenlevel (on North Carpenter Fire Station Rd.) (6)
- Examples in Western Wake NC 55 & US 64 development (4)
- Encroachment of residences along Tobacco Trail (5)
- Dislike Amberly (clear cutting/high density) (17)
- Water/sewage pumping stations visible from road (not) (5)
- Small minimal buffer zones (6)
- Large paved parking lots (runoff) (5)
- Dirty creek water from 751 south of Craig's Store ((6)
- Cary unused offices/commercial space (4)
- No animal corridors ie. we need them (4)
- Politics stay out of my way (5)
- Light pollution from Cary (5)
- Highway noise pollution (4)
- Traffic (3)
- Clear-cutting / mowing down everything (1)
- Pay Wake County/Cary taxes with no benefits (2)
- Paying taxes in 2 counties (Cary Town and Chatham County) (1)

5. In rural areas, what is the best pattern of development – clustered development 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?

- Keep rural; if we can't keep large tracts clusters for new development, served with modern water supply and sewer treatment
- We need very limited development; the school shown on Green Level will be a impact to White Oak Creek
- Depends upon many things; if cluster development is allowed what are the septic facilities, and erosion controls; how best to control night sky light pollution; cluster development brings more street lights
- Clustered in concentrated area w/commercial sites to attract large employees with high paying jobs; keep traffic in one area, near major highways & shopping
- Clustered development
- If this is to be done – the large lot development with houses spread out is the development plan we favor –NOT 2 DWGS PER ACRE!!
- Cluster development is best – reduces water quality prb & improves aesthetics (5)
- No development/they took our land already for the lake (12)
- Cluster dev. No (3)

- Expand the shopping center at Carpenter Fire Station Road and Greenlevel – to Durham Road; locate additional commercial/mixed use along Greenlevel – Lewter Shop – Holland’s Chapel Road (5)
- Best use would be semi-clustered developments that use natural features to minimize water run-off(2)
- 5 Acre lots are best – no 10 acres (2); only 10 acres (1)
- N.O.T.A. – this question pre-supposes 2 answers. Clustered Dev. along 751 corridor & major thoroughfares is optimal; large lot dev. is best on periphery
- Clustered dev up against Amberly
- 2 acre lots per unit
- We would like to see large (3-4 acres) lots with houses evenly spread out (1)
- Could be some of both but minimum average of 10 acres/home site overall
- Clustered dev.
- Would like to see large (2-3 acres) lots with one house (4)
- If this type of development was desired, developers would build this way; sounds good but no one wants to live in this type of development
- Keep most of county in at least 3 but mostly 5 acre & greater lots – as it is on all the maps (3)
- Large land & single home for farmers (1)
- 5-10 acre home sites (1)
- I would prefer large acre lots and if this does not become the plan then there should be some sort of transition between existing large lot owners and future clustered development
- Do not let Cary come any closer (2)
- 1 house/2 acre \geq 1/2 mile from lake (1)
- Large lot close to lake \geq 10 acres; clusters need large common areas of natural woodlands

6. Where should commercial (or mixed use) development be located?

- The roads in Eastern Chatham cannot support the volume of traffic that either of the above would create
- Along major roads such as 64 where the roads are big enough to handle the traffic
- Near major highways and shopping areas
- Why commercial mixed use – why not more small farms to supply sustainable food to local markets? Bring school kids to see good growers; why does commercial or mixed use have to be located in the area?
- 751 & US 64 – Not on Lewter Shop at berry patch; South Point is not far – no more commercial!
- NC 751 and US 64
- No commercial or mixed use in this area. Go down to 64 & 751 for this.
- Lewter Shop Road (64 is not a part of this map)
- 64 x 751 (17)
- 751 & Hollands Chapel!!!! NOT!
- Not Lewter Shop/751 Road – Cary is already too close! (4)
- No commercial dev. on 751 & Lewter Shop Road. (7)
- The new expressway will increase use of 751 (voiding toll road). Too busy now (on 64) Get DOT involved transportation (6)
- Wherever individuals wish (2)

- Major roads access county line
- Along Hwy 64
- Don't build @ all (5)
- Not at all – protect Jordan Lake is #1 goal (3)
- No big commercial. Small family Biz OK e.g. Yates Store
- Commercial or mixed use should be hidden (1)
- Few & small commercial nodes without light pollution
- New Jersey
- My idea comes from a London suburb. I could walk to a pub, a fishmonger, a restaurant, grocery store, etc. Some way out I could bicycle in a beautiful countryside – still with houses but a lot of greenery too. Also what was nice was walking paths through farmland.
- Devt shd occur where it can be done efficiently – saving us from sprawl, excess energy use
- Extend commercial to be within one-mile of the lake over to Martha's Chapel Rd.
 - No way – there's plenty all around this area
 - No
- Commercial should be along the major roads such as U.S. 64 & N.C. 751. (No along Jeans Strawberry patch) more at intersection U.S. 64 & N.C. 751 (21)
- No commercial along N.C. 751 except at Jean's Berry patch intersection (1)
 - Disagree to item above (4)
- Not on the Hollands Chapel side of 751 – no commercial or high density at 751 & Holland's Chapel – Lewter Shop
- All along N.C. 751 at O'Kelly Chapel south to first bridge (1)
 - No (2)
- No commercial on N.C. 751 & Lewter Shop Rd. only on U.S. 64 & N.C. 751 intersection wherever not prohibited by private restrictive covenants. The county should not have a say in where it goes, except to uphold covenants. In Wake County & not in plan area. (3)
- Put commercial within Chatham so we can get the revenue, but put it close to the county line, to preserve the rural character & protect the lake. (5)
- At major intersections along 751. Could focus/concentrate commercial on the East side away from the lake.
- Nowhere near Jordan Lake. Can you say "algae bloom"? Stay in Wake County. (1)

Outstanding Issues / Questions / Concerns from end of meeting:

1. Ensure that Cary ETJ doesn't extend in Chatham
2. Would this apply to other parts of the Co.? (No- just what's shown on map). Want to be consist. w/other Chatham plans, ord., etc.
3. TOC – anyone who was annexed made request. What does plan do? 5-ac. Lots not afford. Plan on Cary website – sprawl study – 5 ac. Lots promote sprawl. Concern – vast # of mtgs. By BOC w/Cary & cost.
4. Sewer sys. – State has to be inspected 2x/yr.
5. Land on Bonlee Rd.
6. Is the stream / lake prob. A new prob. Or something that's been fixed since Amberly? (ord. has changed, but there is diff. btw Chat. & Cary)

7. Mill. of gal. of raw sewage? Septic is not that bad. How much dumped by Cary (spill. Burst pipe).
8. Tributaries – how do you prevent toxic runoff into them?
9. Don't understand how Cary can take our land. Lost or orig. to lake construction. State law allows annex – across county lines; trying to ensure protection.
10. Expected 1 house/5 ac. Impact on lake when devel. Farther out; worried when dev. gets closer.
11. Concerns about 5 ac. Lot...Avg. Chatham person can't afford now. Not feasible to have 3 ac. Lot w/water & sewer.
12. Are rules set? Close – this week. Why waste out time when they're not set?
13. Rules limiting annex? Cary will not do forced annex., developer requests annex. Joint LUP ensures some say in our future not Cary making our decisions. Both would sign off.
14. Leapfrog develop / satellite annex. – have agreement from Cary to not do that.
15. What about cut-thru roads – O'Kelly Chapel, Green Level / Lewter Shop..... 751 & O'Kelly Chapel – being worked on – road improvements are thru State- MPO, RPO.
16. Cary reg's. 6 house/ac.; schools overloaded; streets; County gets tax revenue; what do you get for Cary taxes?; County has responsibility for schools, not towns.
17. Caught btw. 2 big develop – would I be forced to annex since I'm in the middle? TOC council says no (right now); unlikely in near future; new legis.
18. Does Chatham Co. have plan for dealing w/bicyclists? ATT... Road cyclists.

General Comments:

Hi Mr. Sullivan and Mr. Howell

I got the letter from mail about the Community Workshop meeting on 8/10/2009. Due to my work, I can not attend. I do have a few questions and concerns.

I moved from Mass. to here 2 years ago. People said Cary is a nice place to stay so I got a house at Amberly Peninsula community at Cary. After moving in, I noticed that there is a big difference between Cary in Wake and Cary in Chatham. In Cary, Chatham area, there is NO services at all.

No shopping, no post office, no nearby school, no library, no medical and many more. All the services that I need are from Wake County and Durham. We need to pay for Wake Country services and we paid for library access in Cary until couple months ago. As you may know the over crowded North Chatham High School is very far away from my community and the new high school is delayed for 2 more years. To attend the North Chatham High School, my son would need to stay on school bus for more than 3 hours each day! Panther Creek and Green Hope are very close to my community but my son cannot attend them. My son is studying at a private high school now because of that. It really costs me a lot.

Chatham can't refund me any school tax. Wake County is also building a new Allston Elementary school 5 minutes from my community! It makes my community even less attractive to families with school aged children.

The realty sales in my community are also much slower than the Cary in Wake County. I got one of the most expensive houses in this community 2 years ago. Last week, another similar house was sold for \$140K less than my house on my street. It really makes me feel very worry.

Recently, I read the Cary Newspaper. It said that no one would like to maintain the Yates Stores Road in the Chatham side. The Yates Stores road goes from Wake into Chatham, then go back to Wake. Our community entrances are on the Chatham section. The sections in Cary within Wake County is double lanes, flat, and lighted, but the section in Chatham is single lane, no light, hilly, and with many pot holes. I moved here for about 2 years and no one has fixed those pot holes at all, same for the fallen trees on the road side. Early last year, someone circled those pot holes with orange paint, now the paint is all gone and nothing is done. The Yates Stores Road is very dark in the Chatham section, I need to pay more attention to drive on that hilly section in the dark.

I always feel that we are the orphan of Chatham and alien resident of Cary. I really truly believe that you should allow more annexation by Cary town so they can develop more business, residence, and fix the road here. If you don't allow more development by Cary town, then Chatham should do the same here. It is irresponsible to start a community in this remote eastern Chatham area without a well developed plan, allow them to sell houses to families, and then leave us alone. I do pay Chatham property tax each year. It costs as much as the real Cary, Wake property tax rate.

Since I am not able to come, could you please give me the link to see the proposed land use plan? I really hope more residential and business development can come to this Cary, Chatham area. A post office here would be very nice.

At last, I wish my realty agent has more experience about this area when I came here to buy house. If she knew more and told me, then I can make a better choice to buy my house. It is too easy to get a realty license in NC, they just need to take 2 exams and no real experience is needed.

It is sad for these inexperience agent to guide the new comers, like me.

It is like a blind person leading another blind person. It is affecting my whole family.

Thanks for reading this far.