

**Chatham County – Town of Cary Joint Land Use Plan
Community Workshop
Comments and Suggestions
Received After August 10, 2009 Meeting [via mail & website]**

***Responses from citizens outside land use area**

1. What places or features typify eastern Chatham County Character

- Nesting Eagles; we are the interface between rural and urban areas and the guardians of Jordan Lake health (& public health via water consumption)
 - Woods, fields, and relatively few houses
 - Martha's Chapel Church, farm land, horse farms, few houses, rural character
 - We want to remain county property not city property; take the scenic drive along these roads before entering Wake Co – there's your answer.
 - Large setbacks off of the major roads like US 64 and 751
 - rural wooded setting -- wooded stream beds with large buffer areas -- large open spaces
 - What typifies the character of eastern Chatham County for me is the drive down Hwy 751 between Fayetteville Road all the way to Hwy 64. Developments that fit in are Woods of Chatham, Markham Plantation, Windy Hill, and many others with lots of 5-10 acres. I also love the growing number of horse farms and some places with cows and other livestock. Many home gardens can be seen from roads as you drive around this section of the county. There is a definite rural atmosphere which is the reason we bought our property almost 20 years ago. We are far enough out for it to be quiet and rural, and close enough in for the sake of convenience.
 - Chatham's character is a rural. Owner built homes on spacious unprovoked land, untapped by the greed and waste of cookie cutter development...well mostly. Country churches with roads named after them.
 - Features: rural, quiet, private, woods, farmland, open spaces, rarely seeing another car on the road, plenty of habitat for wildlife, clean water
 - Very rural, no traffic or congestion. I can go to Cary crossroads (US1/64) for that.
 - Chatham's overall rural character appeals to me and my family. It's uncluttered, fairly quiet, where neighbors still care about one another.
 - Eastern Chatham and all areas around Jordan Lake should remain the quiet, peaceful, uncrowded and rural setting that it is today. This is what most of us like about where we live. If we had wanted to be in a city we would have built in a city.
 - Views of the Lake...Small Farms and farm animals...Forests....very few houses right up next to the rural highways...lack of big box mansions with small yards...lack of manicured lawns...lots of natural vegetation around houses...old trees around houses...dark at night...quiet except during commute times...modest houses...many roads can still be safely walked on....wildlife in yards and along the roads....the sound of frogs...scummy ponds everywhere....occasionally see Bald Eagles overhead from my house...can go for a day or so and only see one neighbor and FedEx and the mailperson....big home next to trailer...old outbuildings...still some turtles crossing the roads.
 - Sorry, I don't live here long enough to give this answer.
This is still a rural area and it needs a lot of development and planning to attract people to live here. High school is too far away, a new high school needs to be built sooner.
- * - tobacco barns
- relatively flat land - poorly perking soil

- an incredibly fragile and already damaged (by poorly controlled over-development) watershed/ecosystem - which ties in to Jordan Lake (which, btw, was never intended to be a drinking water source by its planners).

- Jean's Berry Patch

- The American Tobacco Trail

- Each weekend, scores of bicycle riders from (ironically, most coming from Cary) who relish our 'rural character.'

- 1) Heavily forested areas
- The long lazy country roads littered with horse farms and tobacco barns typify eastern Chatham County.
- Quiet place with birds, squirrels, and clean air.
- small farms, winding roads, mixed hardwood and pine trees, historic housing and churches with newer housing blending in with the rural countryside.
- I like the rural atmosphere of eastern Chatham County.
- Rural Setting; small farms; large lots; rural roads
- Close to services in Wake/Cary; still rural, quiet
- Rural landscape with farms, fields and forests.
- Country Side
- The way it is. Trees, Lake, Fishing, country rural area, NOT rich, greedy, uppity Cary!!! Leave us alone, Cary!!! This is my family land, only place I've ever lived! Don't mess with it!!
- Property on Earnest Jones Road is an excellent example of Chatham's character. Just take a ride on "still dirt" Earnest Jones Road and you'll see what I mean. Property owners have done everything possible to keep her acres in original condition. But alas, every new Land Use Plan places 2 dwelling units per acre on property. Property is just as nice (if not nicer) as any other Chatham property east of the Lake. It would be a disgrace to zone property for any less than 1 dwelling per 5 acres. The land is unspoiled and is used for livestock grazing and crops. Turkey and deer enjoy the tranquility also. Please update all land use plans with the land at 1 dwelling per 5 acres, not 2 per acre!
- The word "rural" best describes Chatham County. Rural as in "of the countryside, open land, sparsely settled of agricultural country." It is these features that typify not only eastern Chatham County but all of Chatham County. Examples would be horse farms, personal vegetable gardens, and small livestock farms.
- My major concerns if the residents of Chatham County are not protected from overdevelopment by the town of Cary would be the quality of life (that I enjoy now) and my freedom. Freedom to:
 - Have a vegetable garden in my yard
 - Raise chickens
 - Dry laundry outside on a clothes line
 - Choose a mailbox and post that reflects my own personal taste
 - Keep or board horses
 - Turn off my "streetlight" and watch meteor showers
 - Sit on my porch or deck and have a conversation without my next door neighbor being able to hear OR to hear my next door neighbor's conversation
 - Mow my grass at 6:00am if I choose
 - Heat my house with wood
 - Trim trees in my yard as I desire and burn brush or leaves instead of sending it to the landfill.
 - Feel safe at home (Not having to lock my car doors when my car is in my own yard)

Note: There are several historical cemeteries in the area being discussed that are NOT identified on any of the maps.

Additional comments:

How many years has this issue been discussed? In the meeting announcement the following text can be found, "the important part of the meeting is hearing what residents have to say about their vision for this part of the county." I ask you, have the "visions of the residents" changed over the years or have their voices been silenced by meeting after meeting and endless discussions. If the objective is to listen residents to guide both parties in future plans for the area then I would encourage all to go back to the original notes from the first meeting held at Green Hope High School.

To put it clearly: The residents in the area DO NOT want to be a part of Cary – if so they would already live there.

- I've already submitted comments. I'd like to ask you to do all you can to keep Cary from further encroaching into Chatham County. Thank you.
- Rural areas, farm/agriculture/garden spaces, no cookie cutter lots or dense housing.
- I'm east of Jordan Lake, between the lake and the Wake Co. line. This area over the last few years is beginning to show some development in homes and business. Just in the last year an area of land that butts next to land that I and my children own was changed to commercial.
- --Very quiet with lots of birds, turtles, frogs --Privacy which allows windows to be without coverings and thus allows the outside to be enjoyed from the windows --Plenty of space for domestic animals especially dogs to explore and enjoy their property
- rural area with homes with several acres of land-- many people have horses, cows and several dogs
- pasturelands and fields and woodlands. Small town character of Pittsboro.
- Dark nights for star gazing. Woodland animals. Native plants and wildflowers.
- RTP and Chatham County blending together. American Tobacco Trail heading to the City of Durham.
- The plans proposed are effective at keeping Cary away and protecting the strong preferences of a several dozen people. The best interests of Chatham at-large are at stake, including true protection of the environment, and loss of true rural character. These plans promote miles of executive mini-estates with huge lawns. Or possibly worse, continued impactful agricultural use of pesticides and fertilizer that flow to the lake. Even this agricultural use is not true rural character. Rural character of yore is multi-use, with farm stands, family businesses, modest houses and working people, all of which are prohibited or discouraged by these proposals. I hope neither the Chatham Commissioners nor the Town of Cary are duped into believing these proposals protect rural character, protect the environment and the lake, or that they are good for the whole of Chatham. It would be welcome if this land use planning effort was focused on real environmental issues and professional land use planning instead of the political motivations of just a few.
- Eastern Chatham's character includes plenty of trees, some farm land, some family business spots, people loyal to their family land, and some new neighbors that have been glad to move to larger tracts of land to raise their children and have a place for gardens and animals. The landowners enjoy seeing the stars at night, hearing the frogs and crickets instead of just traffic noise, and feeling like they leave work and go home to what still feels like the "country". Eastern Chatham County is within 30 minutes of almost anything citizens need. We have grocery stores and shopping just 5-10 min away.

- RTP and Chatham County blending together. American Tobacco Trail heading to the City of Durham.
- Lots of beautiful land with a wide variety of homes, old and new, widely spaced



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?

- The wildlife (nesting eagles) will lose habitat if we do not guard the health of watershed streams. We have already lost the health/natural character of streams draining.
- We are close enough to commercial areas in Durham and Wake; therefore, let's keep our current character and population density.
- Martha's Chapel Church & cemetery
- I highly dislike high density developments. Our roads can't accommodate more traffic. Where should schools be located? Affordability, tax wise is of grave concern changing Chatham into Cary!
- Need to focus on making certain that 'change' which is going to happen, is positive
- Large tracts with even densities of 2 per acre will destroy the Chatham image. I am very concerned with the tract between Barbee and Farrell roads which is marked 2 homes per acre. This tract drains into 2 streams that traverse Wendy Hill and then immediately empty into Jordan. The land is old farm field so not heavily wooded which means any development will generate a large area of grass (fertilizer and pesticides) that empty directly into the lake.
- Yes, I am concerned about Jordan Lake and about the increasing traffic on our rural roads. An incident happened to me not too long ago. I live on Indian Creek Lane, just off New Hope Church Road (NHCR). It was 7:15am and I pulled to the end of our street getting ready to turn right on NHCR. I checked the traffic and saw a car coming in the distance to my left. He was far enough away for me to safely turn onto the road so I did. A second after that, this SUV came screeching up close behind me, leaning on his horn, almost running into me. I sped up but he stayed on my tail. I got to the stop light at Yates Store Road and he pulled to my right, motioning angrily for me to roll down my window. He was quite angry and he scared me. I turned left onto Yates Store Road and continued on my way. This man pulled in to my left and tried to run me off the road just as I entered Amberly. I stopped so he wouldn't run into me, then I was able to get away from him, turned right at the stop sign, and stopped at the next stop sign at Green Level to Durham Road. I was really shaken up and called 911 and my husband. By that time, he had pulled around me and sped off. We are hearing more and more of these frightening stories of road rage, but now it's happening in our backyard. We have also begun to have robberies on our road and on Mt. Pisgah Church Road. All because of the increased population density. And we still don't have any more increased police protection than we have had all along.
- Yes. Look at the older developments in the area that become lower-income or rental houses. Look at Parkwood. Look at the crime in rental areas as opposed to places where homes are owned. Those houses built 30-40 years ago were built ten times better than the crap slammed up now so quickly. If you allow multi use and high density to come in, you're lowering the value of everything for decades to come. Not to mention, that we don't have the water or sewer for it, do we?
- all of the features listed in question 1 will be gone, and people who have enjoyed living here for years will be forced out
- Growth is hard to contain for any growing community. I just can't see how 'controlled' growth is going to be implemented. Nobody wants it in their back yard. At some point the growing community has to push out and grow whether we want it or not. At that point I think we as property owners need to decide when to move to avoid the growth. I don't envision staying here in eastern North Chatham if another Amberly is going to be built. I would just as soon sell my property to a developer and move.

- On proposed land use maps we always see a business area proposed at the intersection of Hwy 751 and Lewter Shop Road. The long time residents don't need a shopping center located on this already busy stretch of road. We've learned to plan wisely and shop when necessary, minimizing auto usage. You could say we thought Green long before the now popular phrase was coined I need to ask why there are so many parks planned on these land use maps, when we have the State Park in such close proximity? If you don't remove the rural character and have one house on top of another, allowing people some freedom to move, do you need the parks with all of their maint. costs, and the undesirables that parks often encourage? How is it that parks can be placed in what is already designated Game Lands areas?
- Yes, if Cary continues to annex into Chatham County we will have the same messy overcrowded look that exists in and around Cary now. Cary does a very poor job of keeping of their road and protecting the environment. The most precious resource for the entire area is Jordan Lake. Amberly is an example of what will happen if we do not keep Cary away from the lake.
- This scenery and way of life described in #1 above should be preserved. This is only possible if you stick to one house per 5 acres. Higher density is incompatible. Mansions are incompatible...shops and gas stations are incompatible
- Sorry, I don't live here long enough to give this answer. But Jordan Lake must be protected at any cost.
- Jean's Berry Patch. I was dismayed to see this was the location of planned commercial development (similar to how Cary wiped out the strawberry patch that existed on High House RD near the Apex Carpenter RD).
 - Jordan Lake. Original protests to the very creation of the lake highlighted that this would be a very shallow lake, prone to algae blooms. Since the lake did get created, we're seeing this, in the worst sort of way now that rampant development is occurring in the watershed.
 - Original natives of Chatham County. I don't want to see n..e. Chatham becomes another extension of New Jersey - like Cary.
- Yes, I worry that trees will be lost to development.
- We are concerned that the winding country road with the horse farms and tobacco barns is being replaced with suburban sprawl. The monochromatic subdivision and matching shopping strip mass produced by an outside developer for maximum profit is covering the landscape and not what we would like for eastern Chatham County.
- Large amount of building on this side of the lake. The area does not perk and it would require a system to handle this. Well water would be depleted because of overbuilding. We would lose the quite neighborhood.
 - What is being done to protect this?
 - What is being done to prevent Cary from telling us what we can do with our land that we have owned for years? Over building also increases crime - what is going to be done about that?
- Absolutely. I'm very concerned about potential adverse effects on the already impaired water quality in Jordan Lake. I'm concerned about effects of rampant development on insects and wildlife needed for healthy food (e.g., pollinators for crops). I'm concerned about potential effects of traffic on roads not meant to support that traffic (most notably on Lewter shop and green level church road this last year). I support availability of local crops, and the primary source of these in this area is Chatham County.
- I am worried about Cary coming in and building housing developments like Amberly and Cary Glen and making this rural setting not so rural any more. The traffic is bad enough now, but if Cary comes in, it will get even worse!!!

- Character would be lost forever with #751 widened and commercial property where Apex Nursery is now located – DO NOT ALLOW THIS TO HAPPEN
- Creek buffers should be protected. Road crossings should be elevated to allow natural flood water and wildlife to migrate. Development should be away from flood plains to project WQ and natural flow regimes. Feel of county should continue to include transition from higher elevation cleared areas to woods along water features.
- Hwy 52 Expansion; access to 64 from #751 & etc.; not good enough!!
- Clear cutting should be stopped. Shopping malls with trees not native to N.C.
- I have major concerns about our WHOLE AREA being SCREWED OVER by the RICH FOLKS of CARY, that don't care about us poor country / rural folks in Chatham County!!!!
- Develop densely along future transportation corridors, avoid leapfrogging unplanned growth. Do a transit study to understand where train and bus routes should go and move the density there.
- Yes. The rural character of the entire eastern Chatham County is in jeopardy!
We must place an Urban Growth Boundary on the County line and not allow any more Cary Annexations or Cary utilities to cross the boundary. Period. We need a line in the sand. How else can we stop the development madness?
The last time I checked, Portland Oregon and Lexington Kentucky use this concept to limit spoiling their rural character. Good Grief....haven't we learned anything in all these years of sprawl?
The Urban Growth Boundary idea has fallen on deaf ears every time I've spoke or provided information at Cary Public Hearings or the Cary News. Why should Cary care about limiting development when Cary is being boxed in and needs more annexation with a larger tax base. Not long ago the area at the intersection of High House Road and Davis Drive was beautiful country. If we do not stop the sprawl, the same cookie cutter residential and commercial developments will be slammed as close to the lake as possible.
If we do not use the Urban Growth Boundary concept, developers will continue to purchase parcel after parcel of land then ask Cary to be annexed. The annexation has already begun along the County Line. From there, these developers will hop-scotch their way back and forth pushing closer and closer to the Lake. Then, we'll just have memories of the beauty the area once had because everyone will "give in" to the development pressure.
You'd think folks would wake up and say....hey, that's our drinking water, maybe we should leave the area free of subdivisions and strip shopping malls!
I'm not sure if Cary's land grab can be stopped, but can Chatham County install water and sewer first? Then the 1 dwelling per 5 acres can remain as planned. Otherwise, we are doomed. Cary is a machine with a growing appetite for land.
- All the things listed above if Cary provides water and sewer in Chatham County.. Also, night pollution would increase; it would be difficult to see the stars with all the street lights they require for developments.
- I very much like the current purposed land use plan, which was shared with the public at the last meeting at North Chatham. Development can occur with proper planning. Chatham Co. is behind in this area, the increase in proper tax would help the county with new and better schools. Chatham needs to act before Cary does.
- --All of the above could disappear or be severely compromised with high density development and retail stores.--The environment as a whole would be unrecognizable if not protected.
- I believe in the growth of this area of Chatham County would only improve for future generations. Some areas are needed to provide convenience and comfort by providing

ample housing, retail and commercial development and I believe that my property area is the perfect location in this study area.

- The rural way of life which is home to us in Chatham County -- with ponds for fishing, land for animals and being able to know your neighbors.
- rural character of intersections of Lewter Shop, Hollands Chapel, Martha's Chapel and Highway 751. Please no commercial development there. Already invaded by light from towns of Cary and Apex at night. Afraid of more accidents with vehicles colliding or trying to avoid animals crossing busier highways. Perhaps corridors for safe passage of migrating wild animals could be considered. Losing wildflowers along the roads where development occurs.
- The American Tobacco Trail would not be completed without the Town of Cary.
- I certainly feel that Jordan Lake should be strictly protected for future water use. Also, I hope that the rural character and features mentioned in #1 above are there still for my children and grandchildren and future generations to enjoy.
- The American Tobacco Trail would not be completed without the Town of Cary.
- HUGE CONCERNS- Yes, this would all change and eastern Chatham will look like cookie-cutter Cary – no trees (except for small nursery plantings) – tons of shopping – crime – pollution, etc.

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

- Green spaces should be preserved between public areas and residential areas
- We are relatively close to South Point Mall to the North and to Apex to the East & South. We, therefore, need to continue to look like we do now. Amberly related mixed use is right next door.
- Development only by landowner who pays the taxes – no development like Briar Chapel – careful consideration of water to new development – open space for agriculture, less urban sprawl
- Leave the area rural, farm land. No development!
- Nicely buffered development be it residential or commercial from the major roads with combination of wide landscaped areas or narrower strips incorporating walls, berms and other features
- either large lot developments like Wendy Hill or clustered development where the clusters are hidden from main roadways
- Any new development that keeps the density of homes to less than 1 per 3 or 5 acres. My concerns with the areas on the DRAFT planning maps that are in dark yellow (supposedly 2 homes per 1 acre) is that I'm afraid the homes will be arranged in a dense fashion with open areas every so often which will just be more like Amberly. Our part of the county is not a suburb or a bedroom community and this model seems to promote just that.
- I don't know what you would call good. I know what is not desirable and that's high density, cheaply made houses crammed in together with the occasional drug store, dry cleaner and car wash with the same fake theme and lack luster name, "Stone Creek", Windy Pointe (with an "e"). For crying out loud! You can't make cheap look classy if you give it a pretty name!
- Turtle Creek Farm is a good model for future development. All lots are a minimum of 5 acres, and most homeowners have kept their property in a natural, wooded state, other than what's been cleared for homes, barns, etc.
- Larger lot sizes, not 1/4 or 1/8 acre lots
I'd like to see 1 house per 5 acres.
- What exists in most of eastern Chatham County now is a good example of how this part of the country should remain. (i.e., we do not need a strip malls on every corner. I live near one of the proposed commercial centers. That area (NC751/Lewter Shop) already has too much traffic. It would make getting around even more difficult.)
- Stick with one dwelling per 5 acres. If you are defeated in this, then cluster development leaving the most undisturbed woodlands and fields and trying to create community - also more parks and trails are good.
- Please note which question(s) they illustrate by question number.
Preston Country Club in Cary is a good model for future development here.
Beaver Creek Commons in Apex is also a good model.
Better yet, combine the above 2 features into the development here.
We also need a high school that is closer to this area.
As more people live here, a closer medical facility is needed here
- * Not answered
- The existing terrain prior to the 1980's is a good model for future expansion. Provide strict regulations against clear cutting land and keep lot sizes to at least one acre. There should also be adequate buffers between residential and commercial development. Requiring well and septic rather than providing water and sewer will help limit mass development from occurring rapidly without thorough consideration of its impact.

- Future development will have to be limited in order to protect the lake.
- I think the Wendy Hill development has done a nice job of maintaining a character to the neighborhood and houses that fits in with the rest of Chatham County, and it has ensured that houses have sufficient land so as to not adversely affect water quality or local wildlife.
- No more future development is needed here!!!!
- Developments with large lot allowing cattle & horses (highland farms & etc)
- New Hope Rd; O'Kelly chapel Rd.
- Not Cary! Cluster development where it's not just clusters of development with no quid pro quo of saving large pieces of farm and forest. W Loudon County Va and Albemarle County have good models.
- Mixed use off #751 should have country look and blend – no warehouse look. Set off major road – Harrison St. In Cary across from Arby's looks appealing.
- Leave it the way it is! If it ain't broke, don't fix it!!
- Do not forget to plan for bicycles and pedestrians. Rural Chatham County is very easy to bike, but where Cary encroaches and traffic has gone up, the country roads have become very perilous. Put in bike routes before the developments, again, thinking about transportation.
- There are no good models for future development. Leave eastern Chatham County as rural as possible. Place an Urban Growth Boundary on the County line and stop all utilities and annexations from Cary. We only get one chance to preserve the beauty of the area. Just open the door a crack and we'll have subdivisions and strip shopping just like any other part of Cary.
- Future development should be limited to what the area can support environmentally. There should not be any further development that would require municipal services or uses of large quantities of chemicals. The proximity of the area under discussion to Jordan Lake should be of grave concern to all parties. Any further developments around Jordan Lake most likely will result in sewage spills, erosion and sediment problems (which already exists around Amberly), and additional nutrient loading in Jordan Lake. Nutrient loading caused by golf course, individual homeowners and/or landscape companies in high density areas is already a problem. The higher the density the greater the nutrient load will be.
- Windy Hill, Thompson Creek.
- Southern Village in Orange Co.
- --Developments like Wendy Hill, off Barbee Rd. -- Local businesses like Apex Nursey that focuses on the environment.
- Areas such a southern village and Meadowmont that provide developments that provide commercial and housing within walking distances are much needed in this area. Along with the traditional housing developments, that is what this area needs. Perfect location to travel to Chapel Hill, RDU, and Cary.
- Summer Chill subdivision is a good example as to how future development should be-- homes are on several acres of land
- The areas of Kildaire Farms where original trees were kept instead of all cut and then landscaped from bare earth.
- The new Harris Teeter on the Wake Co./Chatham Co. line and the American Tobacco Trail are positive impacts on the county borders.
- The new Harris Teeter on the Wake Co./Chatham Co. line and the American Tobacco Trail are positive impacts on the county borders.
- I think newer developments where there is land involved and no destruction of native trees, is what needs to be done - if development is inevitable.



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

- I dislike any annexation without consent or request. I dislike "satellite" annexation. I dislike high density development at/over waterways or headwaters that feed into the lake.
- I think Del-Web's clear cutting of land in Chatham is definitely where such development should stop.
- Dislike Amberly – houses too dense, no space for recreation or getting vehicle into back yard – breathing space is needed for all
- AMBERLY! Multi cluster developments leave us farm land to grow Caryites food supply!
- Mixed hodgepodge of small ramshackle development of single family homes, mobile homes, etc. Set up 50 or 100 feet off the major roads
- Amberly -- houses near thoroughfares (Cary's carpenter village)
- As mentioned above, I don't want to see Eastern Chatham County turn into the suburbs. That is what has been plunked down right around the corner from us in Amberly and the other development down Yates Store Road (I forget the name). I don't want to see the 2 homes per 1 acre model get started here. Land in Chatham does not perk and the only way anyone can get that model is to have city water and sewer brought in and that means annexation by Cary. And just as with Amberly, then Cary is close enough to keep picking up more and more land that then would be just adjacent to the higher density developments rather than too far away to be cost effective for them.
- Absolutely NO rentals. Absolutely limit neighborhood development to medium - low density particularly in any area near 751, Jordan Lake, or Farrington Road. Absolutely fight Cary with every tooth and nail. Starting, ten years ago, for every 500 homes built, there needs to be a new K-8 school and for every 1000 homes built, there needs to be a new high school. Period. No exceptions. Absolutely no one should be voted into office who does not have the ability to shepherd, the honesty to tell the WHOLE truth and the indifference dirty money that most politicians fail at.
- Amberly, Cary Park, Copperleaf, and any of the other Cary cookie-cutter subdivisions that are on our door-step.
- I think several aspects of the cheaper homes in Amberly look too much the same (cookie cutter homes). The houses are also too close together. I can't believe this is what people want. It is what the developers want, not the people. These homes have no character. Also, why does it take forever to get roads improved? It seems unless a developer puts the road in, the rest of the unimproved road does not get finished. I site Green Level to Durham and Green Level Church Roads. These are awful now with all the traffic on them. The band-aid road repairs don't cut it. We need them repaved now.
- I'd really hate to see this area become another Cary Satellite, with developments, busy streets and what I feel is overcrowding. I had the opportunity to settle in Cary almost 20 yrs ago, and I chose Chatham County for my home, to get away from the "planned life".
- Plain and simple. CARY. Cary is the worst of the worst examples of uncontrolled growth in the entire state. There is nothing redeeming about Cary except in their own minds. The only things that Cary can offer us are bad. More and higher taxes, restriction on the use of our own land, congestion, pollution and bad attitude by the type of people Cary attracts. Cary ("Stepford") is the "perfect controlling society". We do not need anything Cary brings to the table. We need to attract people that want to fit into our way of life. What really angers me about Cary is that the people who will potentially, drastically change my life style are not from here. Most of the Cary Board has only live

there for 15 years or less. They should be trying to fit into the North Carolina way of life rather than making North Carolina look like New Jersey.

- See above.
Hate to see exposed earth and super bulldozed sites. Building should adapt to the shape of the land as they find it and just tuck in the buildings. No respect for trees and small creatures the biomass that lives in the soils and natural vegetation. There is never enough interesting outdoor wild space put in neighborhoods to make life an adventure for kids...might as well watch TV or do video games.
The managed Cary (city) type world that we would be importing comes with so many enviro degrading problems...lawn care chemical runoff, car pollution, light pollution, loss of natural scenery, noise pollution, people everywhere...people who just want their big house...but They don't care that they coming into Chatham County.
- Do not mix low income housing with middle and high income housing areas.
Yates Store Road goes from Cary, Wake to Cary, Chatham, then back to Cary, Wake. The Cary, Wake sides are two lanes, lighted, flat with no pot holes. But the Chatham section is single laned, dark with no street light, hilly, and with many pot holes, plus some fallen trees on road side. It has not been fixed for last 2 years since I moved here. Could someone be done to correct that? Yates Store Road is the main road for us to drive into Chatham through New Hope Church Road.
- - Do NOT want golf courses with sludge pumped on the the course... put in as a way to get around low perk restrictions.
- Do NOT want the rampant violations of environmental restrictions (which are very hard to enforce with NC under such tight budget stress) that occurred with The Preserve and The Legacy.
- If a large development must occur, make it as green as possible.
- If a large development must occur, do in a way that the money and work stays in Chatham county (e.g., BlueGreen is a Florida company).
- I dislike subdivisions such as Cary has developed i.e. Amberly and Cary West. This type of close knit mass housing is good near cities where sidewalks connect neighborhoods, shopping and city services. It is not suited for the country side where the subdivision sidewalk runs out at a horse farm.
- Not answered
- I have real concerns that the type of development that has occurred in Wake County off Lewter Shop/Green Level Church Rd immediately adjacent to Chatham County will be replicated in Chatham County. I fear that Durham will approve new development on the Jordan Lake watershed by Fayetteville Rd & Hwy 751. The only thing preventing that from happening right next door in Chatham County is the Chatham County Planning Board.
- I dislike places like Amberly and Cary Glen where the houses are so close together and some don't seem to have driveways on their lots. Please do not allow this to happen in Chatham County!!!!!!!
- - runoff and damaged streams in Jordan
- Amberly type projects with too much density too close to creeks. Density is fine if clustered in appropriate places, including links to transportation network. Amberly ruins sense of creek as separate natural area where Panther Creek crosses what used to be a rural road. Developers shouldn't be allowed to push high density this close to creeks.
- Davis Drive – over developed
- No strip malls every 5 miles. No shopping centers - We have too many now.

- I love it the way it is!! I would VERY MUCH APPRECIATE IT, if there would be NO MORE DEVELOPING (AKA SCREWING UP) ON OUR BEAUTIFUL LAND!!
- Leave lots of untouched forests as protected parks. Protect that open space in such a way that future planning commissions will not be able to overrule your decisions today.
- As indicated above, the sprawl of subdivisions and strip shopping malls that move westward along with Cary. The pressure to develop our little section of Chatham County paradise will be even greater once the Toll Facility is in place. County hands!
- High Density: Cary Glenn is an excellent example of Cary Gone Wrong! The houses are so close together that if one house were to catch on fire the entire neighborhood would catch on fire.
Cookie Cutter Neighborhoods: All the houses and mailboxes look the same. There is no individuality! Deserted Development Sites caused by the current economic times. Such areas invite illegal activity such as crime, drug dealing, illegal dumping and lowered property values. As of 26-Aug-09 yet another large tract of land (in Amberly) has been foreclosed upon. Shopping Centers or Strip Malls at every corner or development. The theory that individuals will “walk to the store” is just that – A THEORY! Partially empty shopping centers with deserted or out of business tenants also invite illegal activity.
- Amberly, Carpenter Village
- You have been collecting data for years, when are you going to allow us to put in septic systems and water systems to replace the antique well and leaking septic fields? Cary has demonstrated that their development is performed under land management that does not pollute the environment. It is time to allow us to develop our lands.
- Small developments like Martha's Chapel and Farrell's Creek. When first opened they were nice, but the areas have not been kept up (ex. roads).
- --Strip malls with the same grocery store as every other mall (i.e., Food Lion). These malls all seem to have the same small shops like nail salons, cut rate hair shops, UPS stores, insurance/investment satellites, eating places (i.e., pizza, Chinese, Subway, Mexican), drug stores, etc.
- Amberly
- Condo, townhouse, apartment developments. Anyplace where all original trees cut.
- I've lived in CT, MD, CA and 1 home per acre always has a universal appeal to buyers and sellers.
- I've lived in CT, MD, CA and 1 home per acre always has a universal appeal to buyers and sellers.
- Quit with the development. I can't afford to live on Hwy 751 now although that is where I was born and raised. It is too expensive to buy land in the area since Cary started moving beyond their own borders. Go away!!!
- No need to send photo – just look at “Amberly”. Sunny, oven-like neighborhoods where air-conditioning bills surely are exorbitant. This is so wasteful of energy. People knew how to build in the old days – they used existing trees to shade their homes.



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?

- Large-lot development with houses evenly spread out; 1 house / 2-5 acres
- Spread out on very large lots
- If development must occur, I would prefer large-lot rural atmosphere, open spaces, natural vegetation, less traffic – etc.
- Let the landowner decide, after all he has paid the taxes – NO outsider development – allow landowner the right to build – Jordan Lake can't support water supply
- You must first decide where you want economic growth and higher densities and then ask that question of the areas that will be rural
- hidden homes -- whether in clusters surrounded by open space or large lots with homes set back
- LARGE LOT DEVELOPMENT WITH HOUSES EVENLY SPREAD OUT.
- Leave the rural areas rural. No development at all. You can build whatever makes you happy in Pittsboro, but leave the rural areas alone.
- Large-lot development with houses evenly spread out & lot sizes at least 5 acres.
- I'd prefer to see houses evenly spread out with at least some buffer in between homes. I think the minimum lot size should be 1/2 acre for single family homes.
- I'd like to see large lot development as earlier proposed at previous Land Use meetings. Obviously those that are reviewing the requests of the current residents don't seem to understand why we chose to live here.
- I realize that development cannot be completely stopped, however development should be slow greatly. Only large lot development (not developments) should be allowed in eastern Chatham and especially within 5 mile of the lake.
- Stick to one dwelling/five acres. But if all fails, then clustered development. Sigh.
- Remember rural areas and "best pattern of development" are completed antithetical ideas.
- I prefer large-lot development with houses evenly spread out, and be seen alone the road. It gives the luxury feel.
- * You haven't defined what 'large-lot' means - I will assume 4 acres and up. That's good - and much, much preferred.... that's what we have here in Big Woods Hills. There must be enforcement (or at least elevation of consciousness) of what folks do with their land in such a situation. E.g. -a neighbor of mine has too many horses on their pasture, consequently - much erosion is occurring now.
If development must occur, clustered. Do it like Fearrington Village.
- In rural areas the best pattern for development is the large lot single home development with houses spread out, each on their own septic and well. This allows for us to co exist peacefully with our surroundings and to have the least impact on the existing environment. It is not necessary or desirable for the sprawl to be evenly distributed.
- I feel large-lot development would be the best but even them it should be limited.
- Good question. I don't know the answer. I wonder if anyone has actually studied that. Although I'm in a large lot development and I enjoy the land a lot, I suspect the best model is the cluster with surrounding fields/forest. I would think that would promote walkability. However, I think there is some benefit the houses from having enough room to plant a vegetable garden or a chicken coop.
- LARGE LOT DEVELOPMENTS WITH HOUSES EVENLY SPREAD OUT.
- Clustered, but don't clear out, build around the trees
- No cluster dev. (keep large lot)

- Cluster for subdivisions. Large lot okay for rural areas if very large i.e. not one acre.
- Mixed use & cluster development. Barbee farm is a great site for this kind of development off Lewter Shop.
- Large lots and save the trees
- THE BEST WAY IS NOTHING LIKE UPITY, SNOOTY CARY. THE VERY BEST WAY IS TO STAY RURAL (What's left of it)!!!!
- We own 83 acres on Barbee Rd. we are for multi Dev or 2 to 3 houses per acre – since Cary will come sooner or later we hope to sell to a developer ASAP
- Houses evenly spread out is the only option.
Cramming more and more homes together in a smaller space is THE problem.
This land does not perk and won't support concentrated development without utilities and annexation.
Combine the Urban Growth Boundary with Chatham County's own utilities and keep the zoning at 1 dwelling per 5 acres forever. Yes, that sounds nice....forever.
- Question 5 is an oxymoron. How can one describe a rural area as “clustered development in which houses are concentrated in limited areas?” Please see my response to Question 1 for a description of rural and my response to Question 3 for my opinion of “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 roadway OR large-lot development with houses evenly spread out? both have advantages, as long as lots are 5 acres or more, I don't care.
- Large lot development, but with some buffers.
- --To maintain features listed in question # 1, with large lot development and small local business that are respectful of the environment
- I think that a mixed of both would be fair. With the mixture comes affordable and upscale housing along with the commercial base that would be needed.
- Large lot development with house evenly spread out.
- Could be either as long as average no more than one house/10 acres including "green" spaces.
- As stated above I've lived in numerous states and the one home per acre has always been enjoyable to me.
- I think families would appreciate larger lots with houses spread out.
- As stated above I've lived in numerous states and the one home per acre has always been enjoyable to me.
- If a development happens houses should be in limited areas with fields & forests on ALL sides, not just the roadways, to be aesthetic and to protect existing property owners rights.

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

- Not along Lewter Shop. There are too many (8 – 10) creek head waters. It makes NO sense to commercialize that rural corridor. It makes more sense to commercialize along a major highway, i.e., 64.
- Again, we've got enough already built or going up in Wake, Durham, and the Amberly area.
- Pittsboro, 15-501 corridor – and keep Cary in Wake County
- 15-501 – Pittsboro – Chapel; this is already a 4 lane road; roads are already established – keep \$ in Chatham Co.
- Commercial needs to be dispensed and provided in multiple pockets to provide efficient services and minimize transportation trips and distances
- Lewter and 751 if anywhere at all -- given proximity to Cary Park, why is any needed?
- I would prefer it being off of 751 and down at 751 and Hwy 64, however, I would not be totally opposed to the commercial and mixed use plan shown in the first draft.
- In Cole Park Plaza. Period.
- NOT in the study area. There are homes in the areas flagged in the maps as commercial, mixed use, and proposed parks, schools or new roads. Where are those folks moving to?
- I think the 751 - Lewter Shop intersection is probably ok. I'm not convinced the mixed use plan for Lewter Shop is a good plan or not. It depends on what is really put there.
- Commercial development needs to be placed on MAJOR roads. For example Hwy 64, in order to keep the traffic flow at a minimum in the residential areas and it would allow individuals passing through the area to utilize these commercial opportunities.
- There should be no large track commercial developments anywhere near the lake. All Cary development should be in Wake County and preferably east of NC55. I am amazed at the shortsightedness from the leaders in Cary about our water resources. Development as it has been carried out in the past will only pollute Jordan Lake further. We should do everything possible to protect this precious natural resource.
- Commercial or mixed use should be located on Hwy 64 maybe at Hwy 751 or somewhere else. Don't keep putting pressure on 751 to become 4 lanes...keep it 2 lanes like it is now.
- Along New Hope Church Road, and expand this road to two lanes traffic or Intersection of 751 and New Hope Church Road. The area closer to the lake can also be good location for a nice luxury resort hotel and a professional golf course.
- * Nowhere in the area pictured as 'joint use by Chatham and Cary.'
- Commercial and mixed use development should be located in a central area, such as the one selected. there should be access to these areas by bike and walking paths as well as roads. This would be a good location for a park and ride for buses going to the cities. We will miss Jean's Berry patch. It would be nice if there was some way to keep the berry patch in this central area as well as the retail and mixed use; that would be optimum. Maybe the area near the retail could house the berry patch and serve the public as a space for yard sales and a farmers market. There was recently a yard sale at Jean's and there is an existing farmers market up 751; bringing these functions into a central area accessible by bike and walking paths will help create a sense of community for eastern Chatham County.
- I feel large-lot development would be the best but even them it should be limited.
- In the cluster if a cluster approach is used. It's a more difficult question for the large lot developments. One of the trade-offs for me living in a rural area is not having every single shopping store immediately convenient and doing some forethought and planning for my weekly and monthly purchases.

- IN WAKE COUNTY ONLY!!!!
- Along #64 NOT 751; Note: Traffic with regards to bicycles. 751 is not a safe riding space. The Tobacco Trail will not lessen bicycle traffic and the new toll road will increase 751 traffic. Stop bicycle traffic it slow and makes for dangerous situation
- Away from watersheds, relatively closer to developed areas such as Southpointe and I 540 interchange, and linked to major highways like 751 and 55. Should support future transit or van pools.
- Lewter Shop Road & Hwy. 751 – more commercial on #64
- Away from OUR LAND!!!!; away from APEX, NC!!!!; away from CHATHAM COUNTY!!!!
- We need a shopping center in the area around Apex Nursery. Multi use would be good up to the Wake County line on Lewter Shop Road.
- Respect the rights of existing citizens, meaning no forced annexation by any towns. And certainly no eminent domain. Avoid developing directly around existing homesteads; instead, plan some open space buffers to ease the transition between commercial Cary and rural Chatham County.
- Seriously, anyone living in the area only needs to drive a few miles to get to any type of store they desire. We don't need shopping centers and office space along Lewter Shop Road or at the intersection of NC 751. We are so wasteful. Just place the Urban Growth Boundary on the County line and 50 years from now we will be a shining example of a rural community that beat the odds and retained its character in the face of extreme development pressure.
- Commercial development should be located near already constructed major corridors and municipalities (e.g. Pittsboro, US64/HWY15-501 intersection). Large tract commercial development should be prohibited in the Joint Land Use Plan between Chatham County and the town of Cary to protect Jordan Lake.
- The only map I liked was 2B. I don't think we need more development at the intersection of NC 751 and Lewter Shop Rd. It is already difficult to turn on to 751 during morning and evening rush hour. Also, any commercial development in that area would only be possible if Cary provided water and sewer and really - do we want to add to Cary's bottom line.
- While Chatham collected data and stopped development, the market tanked and we have waited patiently. It is time to stop collecting information and move forward. This started in 05?
- Well it seems to me that where I live, that is already a fact. Which is Ok with me as long as buffers are in place. The Rigsbee family has been paying taxes in Chatham Co. as early as the 1700's. I think we have earned the right to develop our land as we see fit.
- --On already high volume roads such as Hwy 64, 751, and Fearington Rd
- After studying the plans, I would also like to offer that the corner of Martha's Chapel Road and Hwy 751 be included in the commercial and/or mixed use area that is included in the majority of the proposed plans. Having family owned 191.62 of undeveloped property and 10 acres with homes on them for this growth.
- Closer to Pittsboro
- Where it already exists. Residents within a 5 mile radius should be given notice and opportunity for comment at least 6 months before a new focus for commercial and/or mixed use is considered.
- On any intersection or corner where property owners want to put up a "Mom and Pop" business like Yates Country Store or Craig's General Store where t sell chainsaws, milk, bread and beer, local needs etc...
- The northeastern corner

- On main highways only and spread out – it is possible to do this attractively & energy-efficiently. Example in other communities abound -but not in Cary as we now know it.

General Comments:

- I am resending this e-mail to support George Lucier's position that Chatham Co Commissioners hold Cary's development to the eastern side of Sears-Pittard Rd. We discussed that at the last community meeting. If such could be brought about that would be an acceptable compromise.