

Chatham-Cary Joint Issues Committee

March 18, 2010

**Draft Joint Land Use Plan:
Discussion of Citizen Change
Requests**

III. Revised Project Schedule

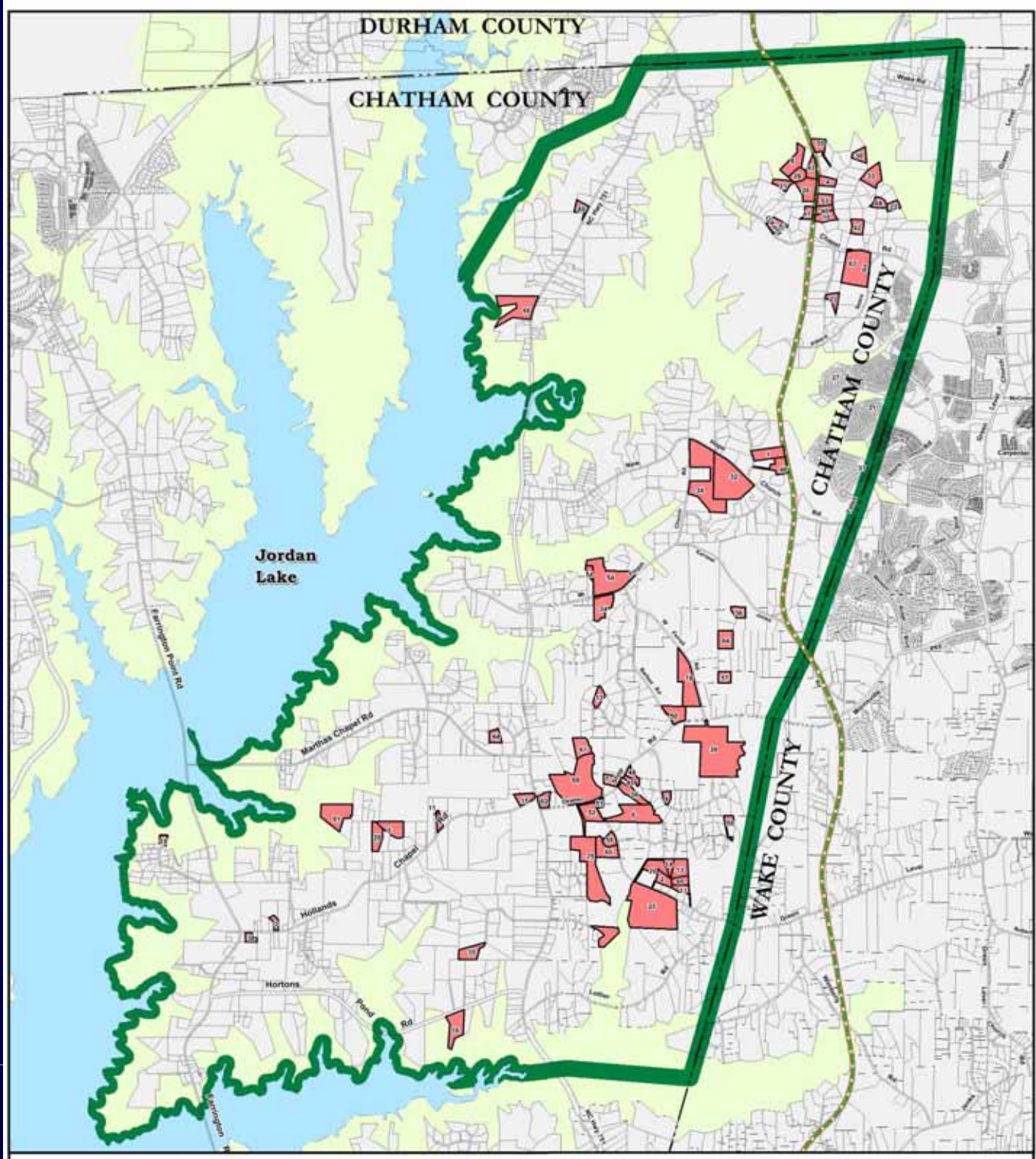
Joint Subcommittee Meeting #8 <ul style="list-style-type: none"> ➤ Discuss mapped comments ➤ Identify desired map changes ➤ Resolve MXD node recommendations ➤ Discussion Conservation Plan Information for Possible Map Changes 	Mar. 18, 2010 8:30am – 11:30am
Joint Subcommittee Meeting #9 <ul style="list-style-type: none"> ➤ Review and endorse Revised Map #6 ➤ Discussion and direction on environmental and policy issues for plan document ➤ Discussion of Design Principles 	Apr. 15, 2010 9:30am – 11:30am
Joint Subcommittee Meeting #10 <ul style="list-style-type: none"> ➤ Review draft plan document ➤ Provide feedback and direction for document changes ➤ Final requests for map changes based on Plan/Policy Document 	May 18, 2010 9:30am – 11:30am
Joint Subcommittee Meeting #11 <ul style="list-style-type: none"> ➤ Review proposed Plan Document and Map ➤ Identify any final changes and endorse for public hearings ➤ Finalize the Schedule for Public Hearings, Adoption 	June 11, 2010 8:30am – 10:30am

<i>Chatham County</i>		<i>Town of Cary</i>	
Joint Board of Commissioners and Planning Board Public Hearing	Aug. 2010	Town Council Public Hearing	Aug. 2010
Planning Board Recommendation	Sep. 2010	P&Z Board Public Hearing	Sep. 2010
Board of Commissioners Action	Oct. 2010	Town Council Action	Oct. 2010

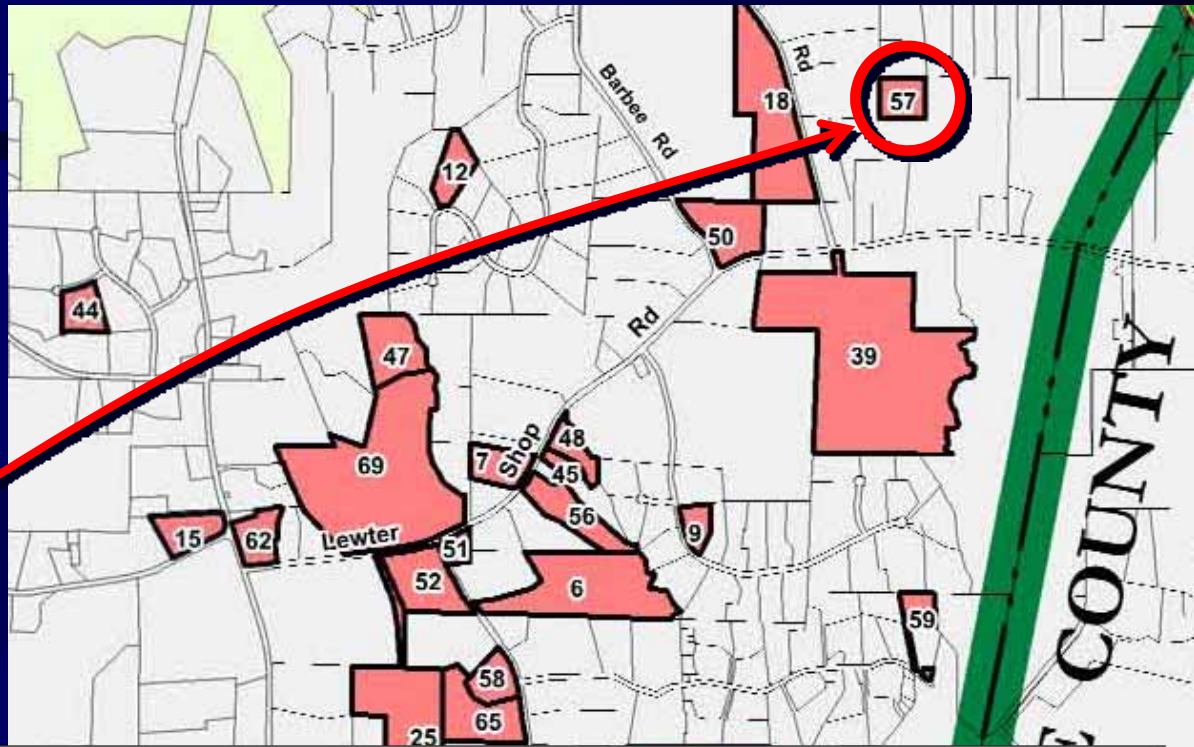
IV. Draft Joint Land Use Plan:

Citizen Change Requests

Commenting Properties



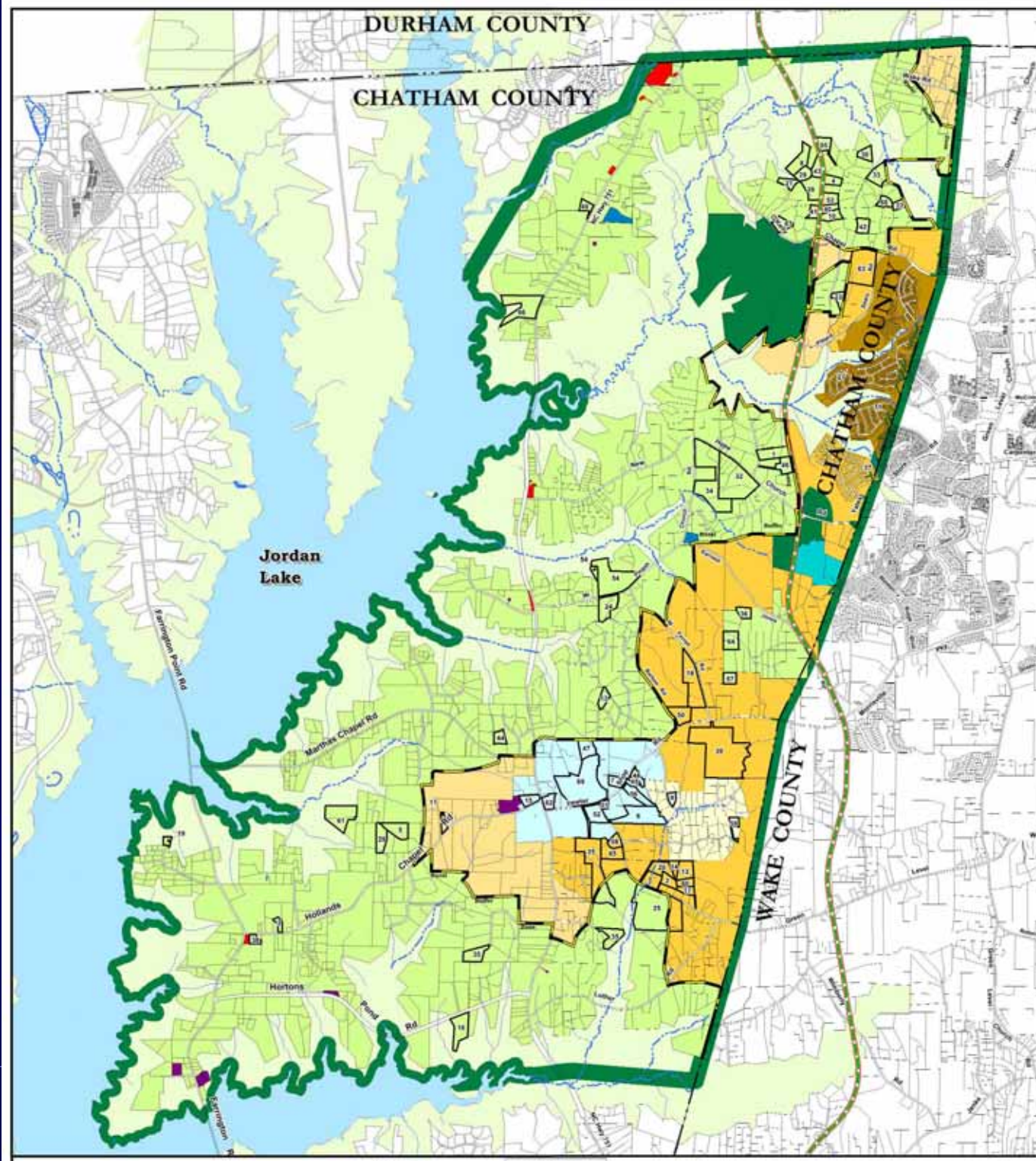
Commenting Properties



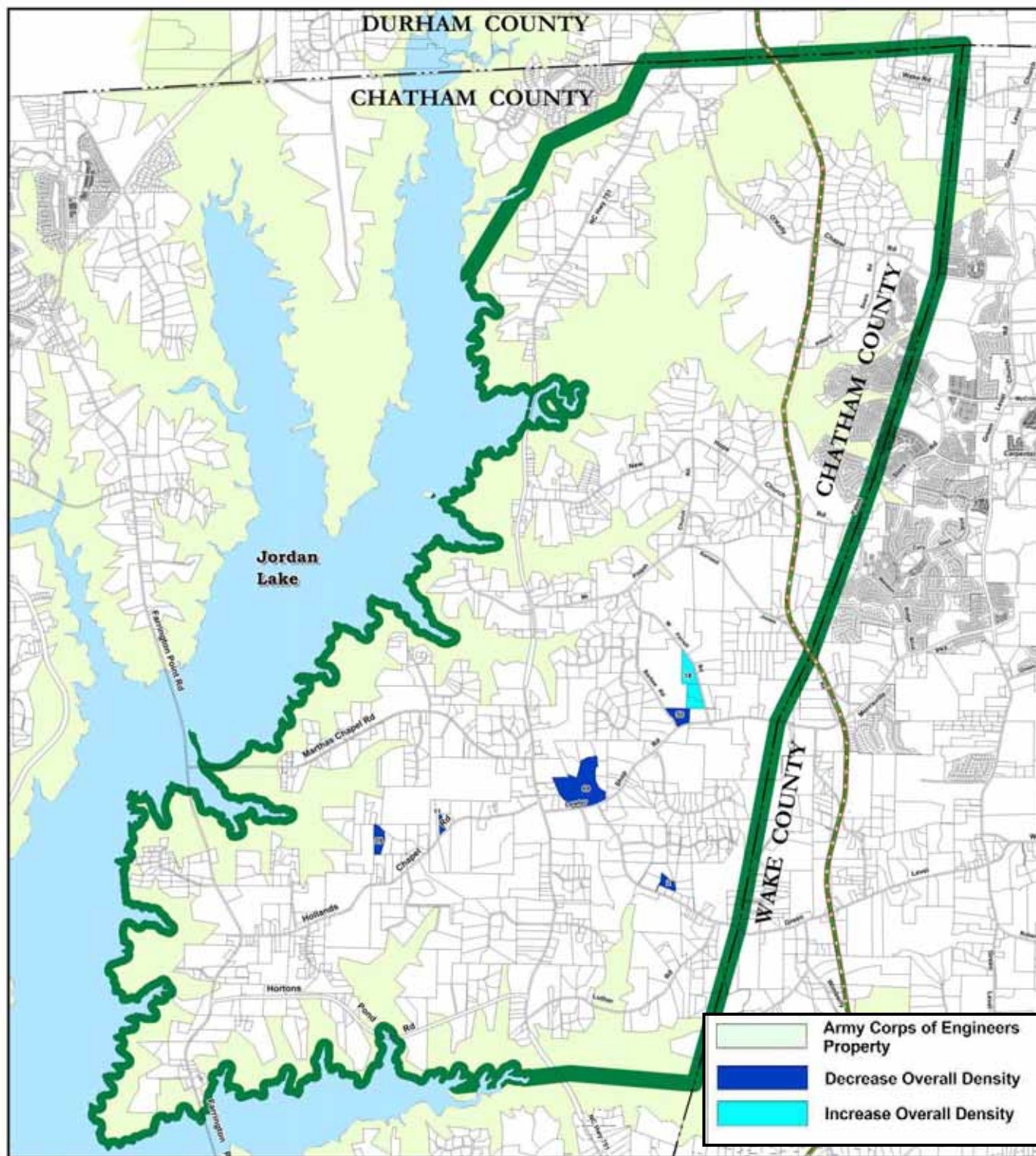
CITIZEN COMMENTS BY TOPIC —

Map Index Number	Owner Name	Approx. Acreage	Physical Address	Requested Land Use Changes (for Respondent's Property)	Requested Land Use Changes (for Others' Property)	Mixed Use (MXD) Node	ATT
55	Dave Swanson	6	80 Topaz Jewel Court Durham, NC 27713 (Hills of Rosemont)	Opposed to ATT Buffer on his property.			Opposed to ATT Buffer on his property.
56	Bruce W. Toma	8.9	664 Lewter Shop Rd.	I do not want my land designated as MXD node use in Joint Land Use Plan		I do not want my land designated as MXD node use in Joint Land Use Plan	I do not want my land designated as MXD node use in Joint Land Use Plan
57	Herb Underwood	5.2	527 Turtle Creek Farm Rd.		Move the school and park away from Turtle Creek Farm subdivision. Light, traffic, noise will impact our neighborhood. Move them to a more dense area, where we won't be told to stop target shooting because of a nearby school.		
58	Jane Warburton	6	354 Green Level Rd., Apex	Change from 2 du/1 ac to 1 du/5 ac. For their property.	Prefers a designation of 1 du/5 ac. For properties surrounding theirs. Opposed to school on Green Level Rd.	Opposed to MXD node.	
59	Joseph White	3.5	863 Neodak Rd., Apex		My property is 1 du/3ac, but I'm adjacent to 2 du/ac.; this is too great a transition. Provide rural buffers.		

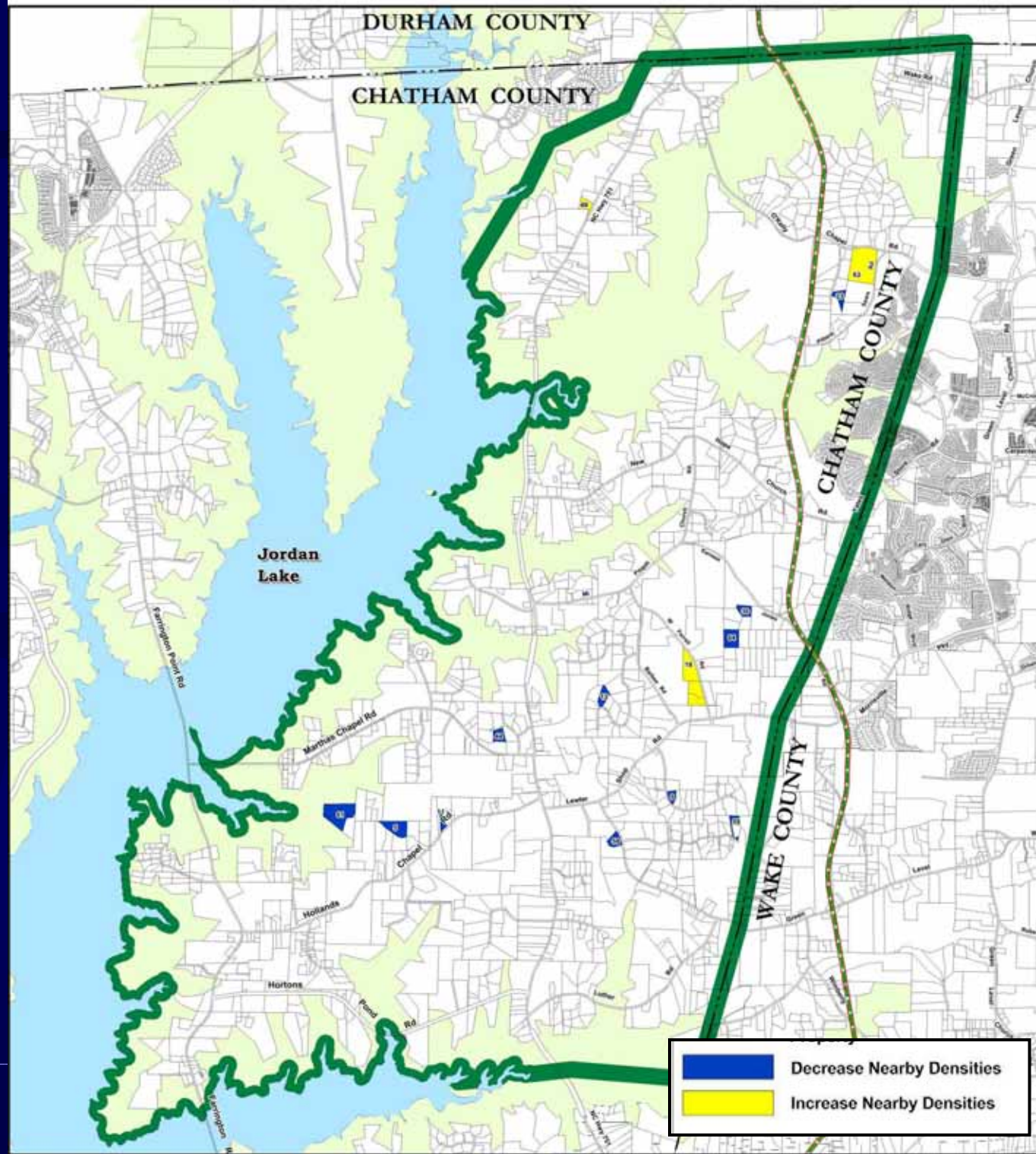
Commenting Properties



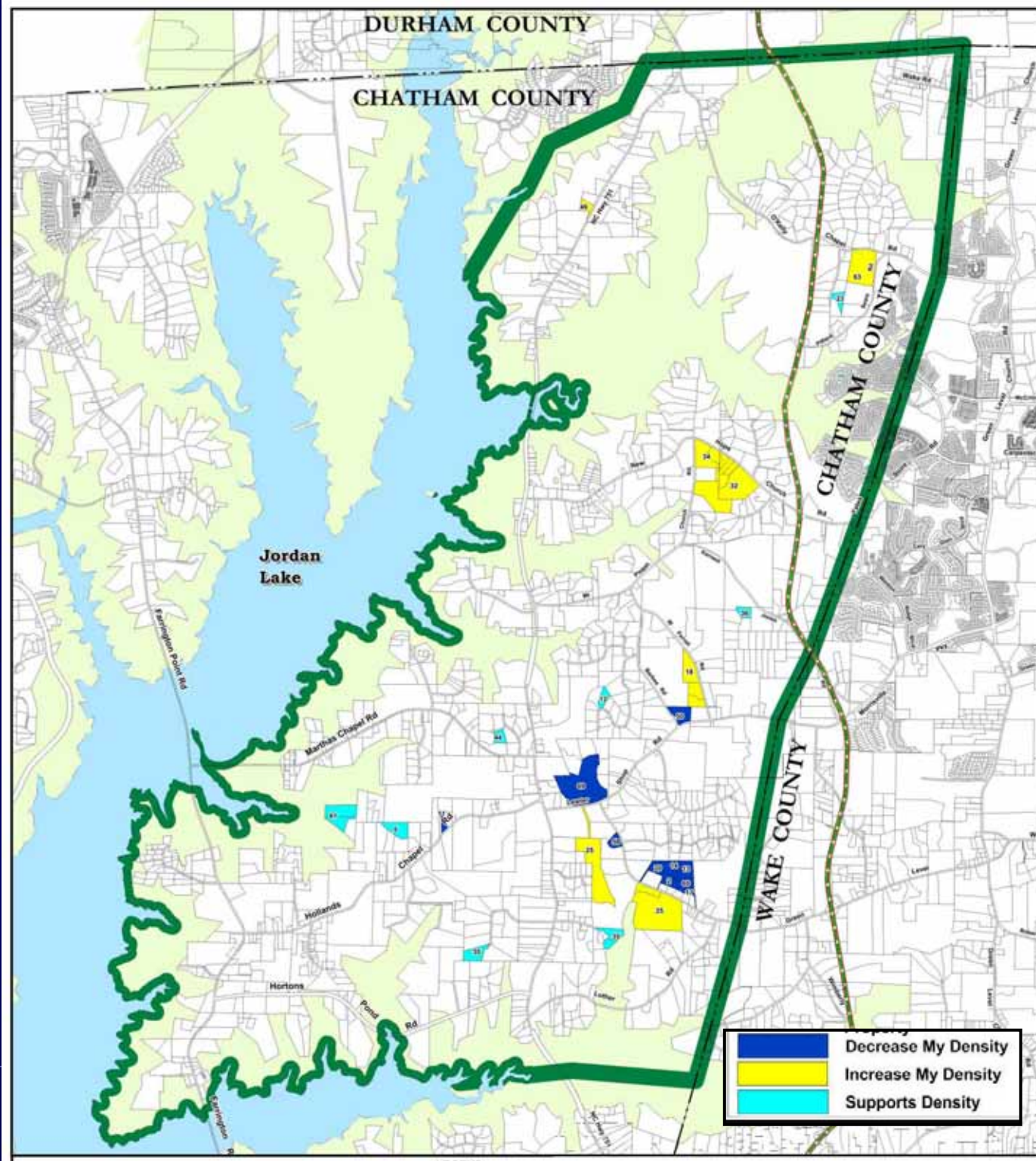
Requests to Change The Overall Density of Entire Plan



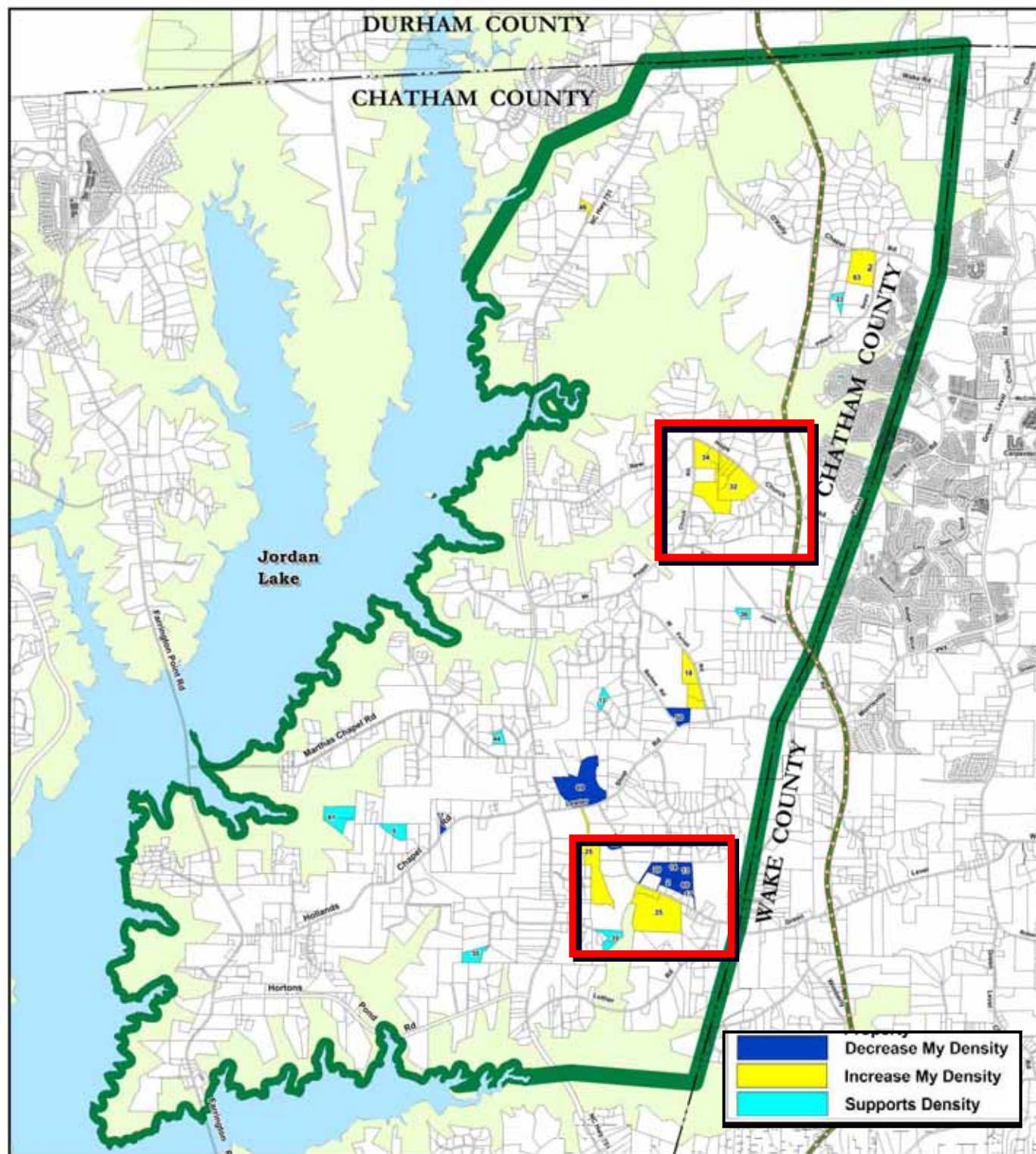
Requests From Owners to Change Nearby Densities



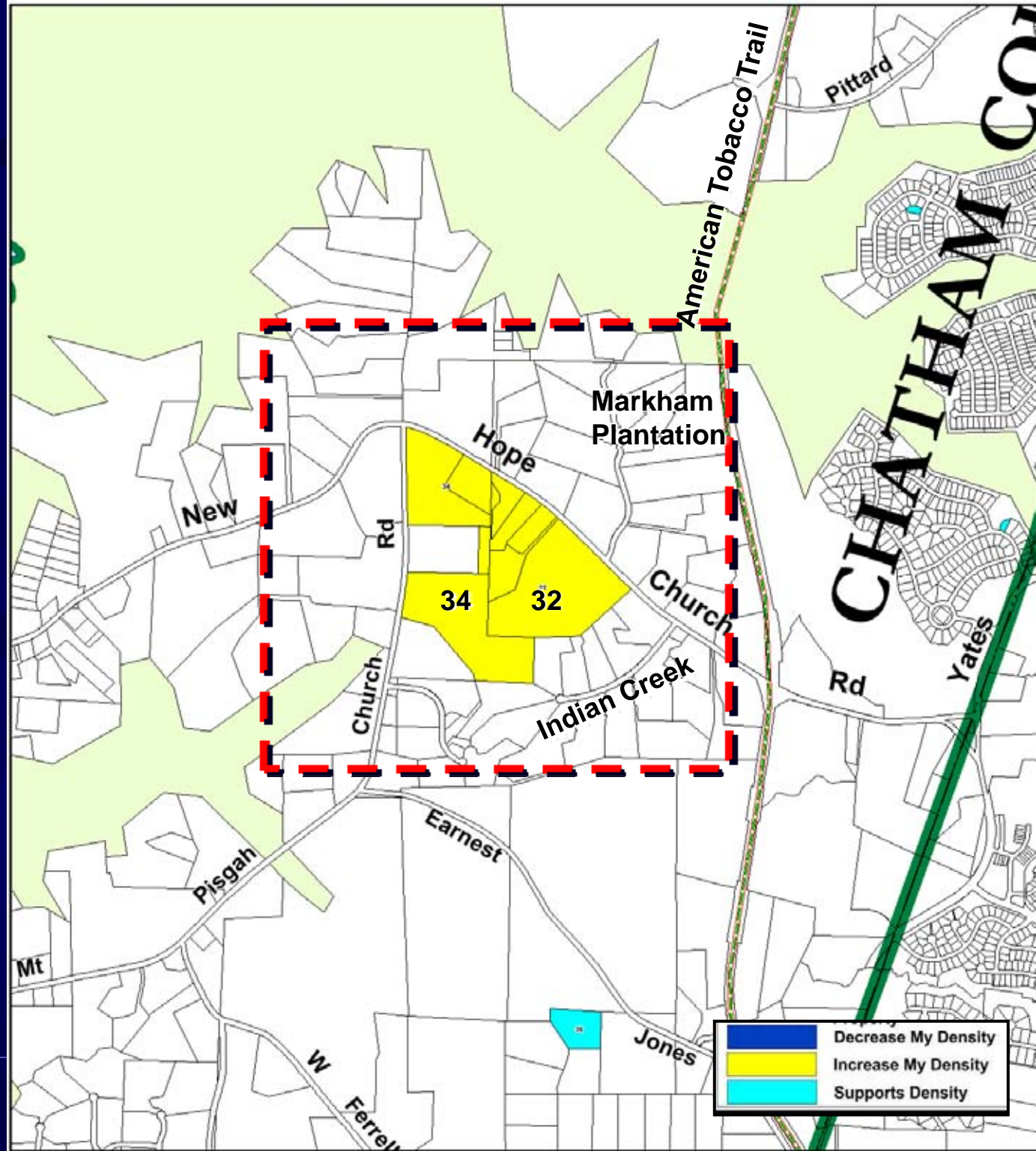
Owners Requesting A Density Change for Their Property



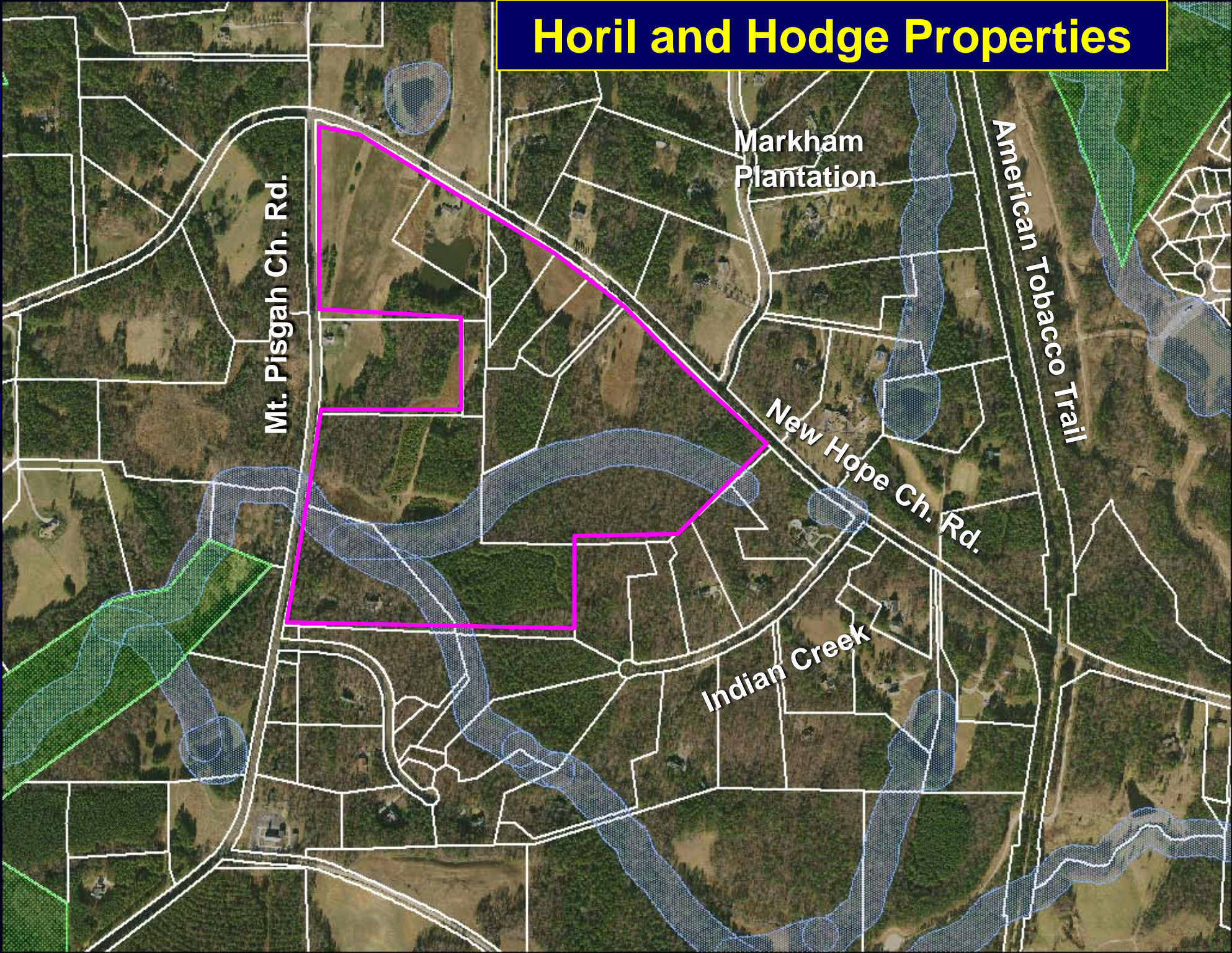
Owners Requesting A Density Change for Their Property



Horil and Hodge Properties



Horil and Hodge Properties



Mt. Pisgah Ch. Rd.

Markham
Plantation

New Hope Ch. Rd.

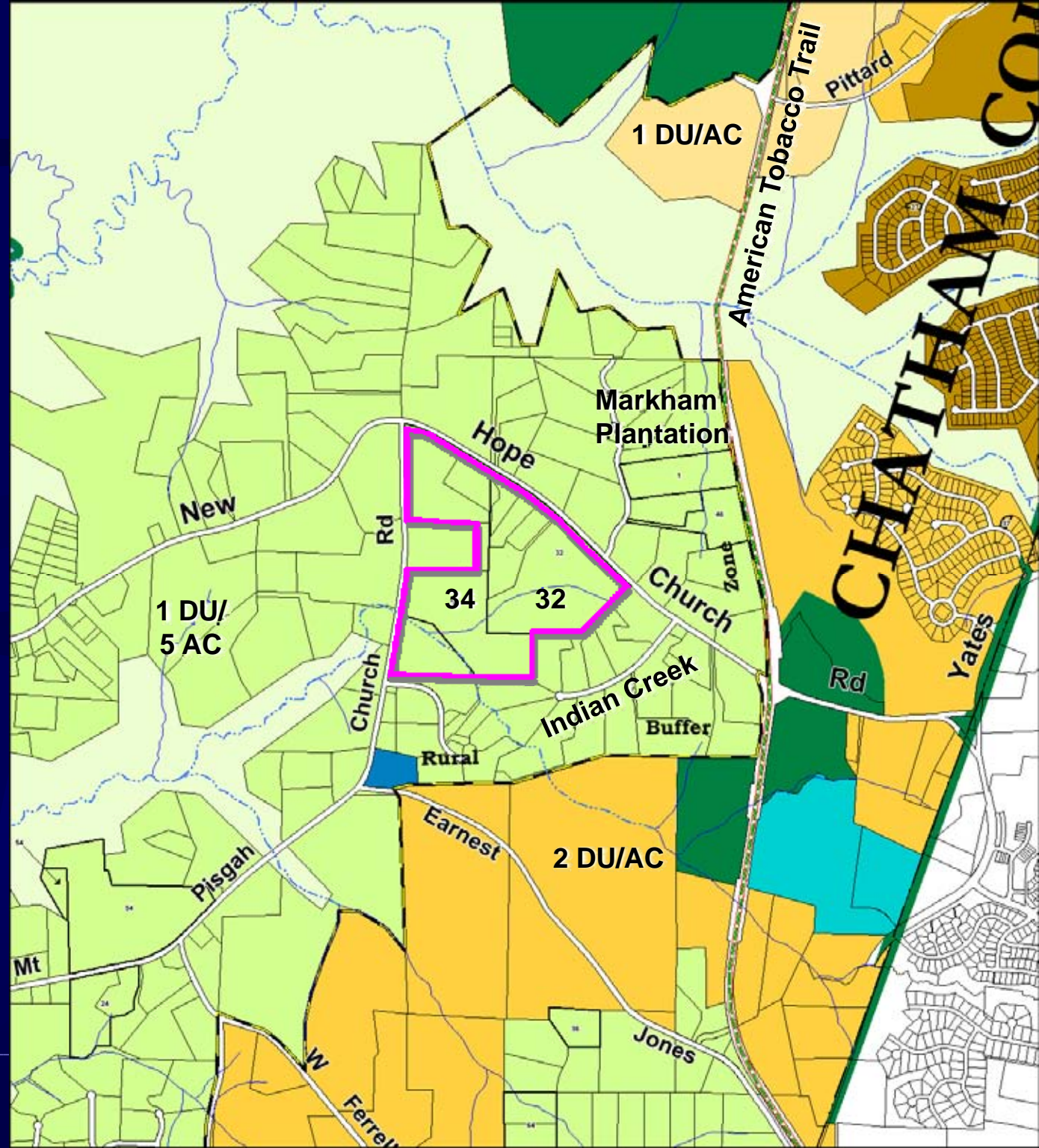
Indian Creek

American Tobacco Trail

Horil and Hodge Properties

Current Draft Plan:

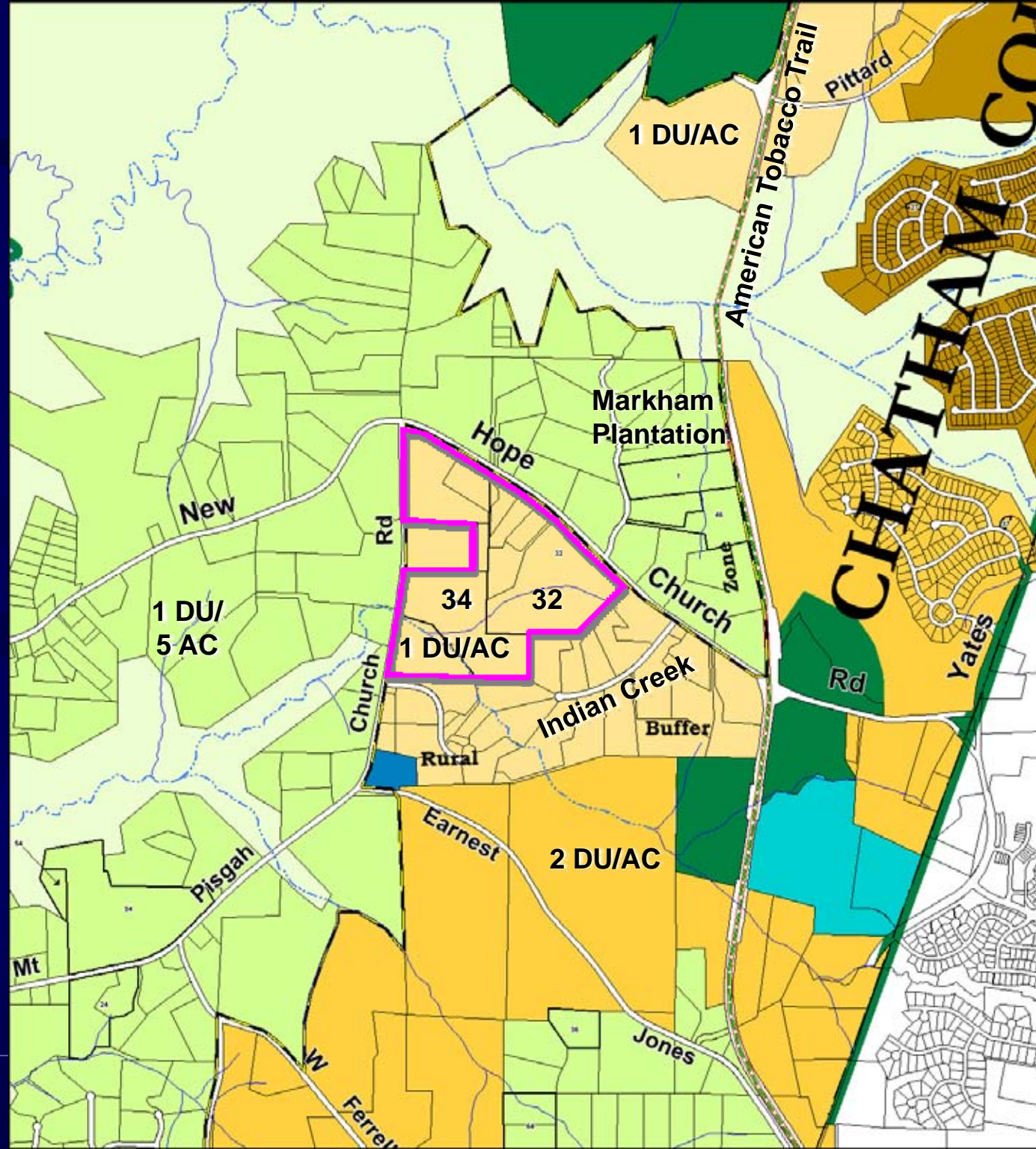
1 house / 5 acres



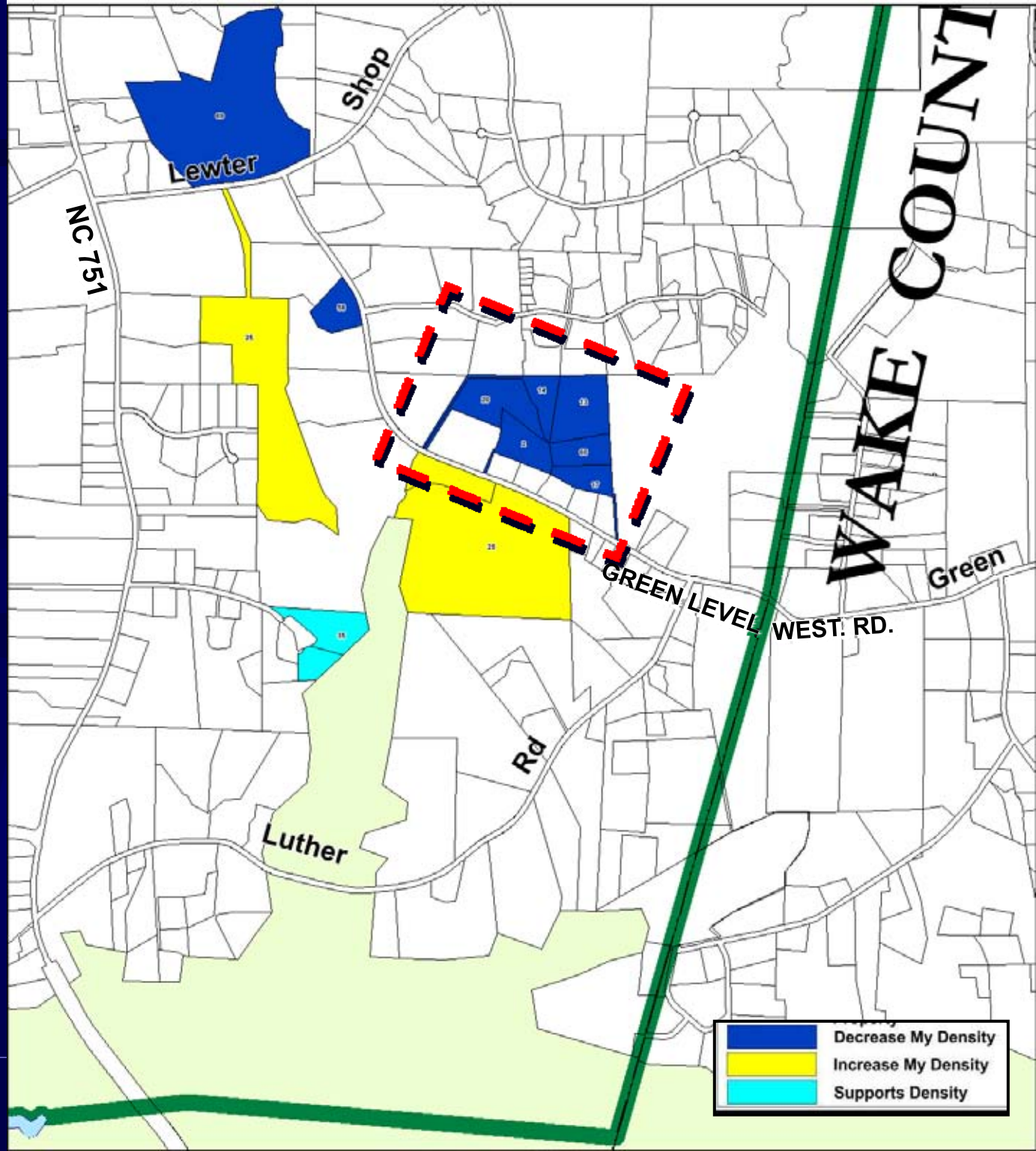
Horil and Hodge Properties

Possible
Revision:

1 house / 1 acre



Verde Rd. Subdivision



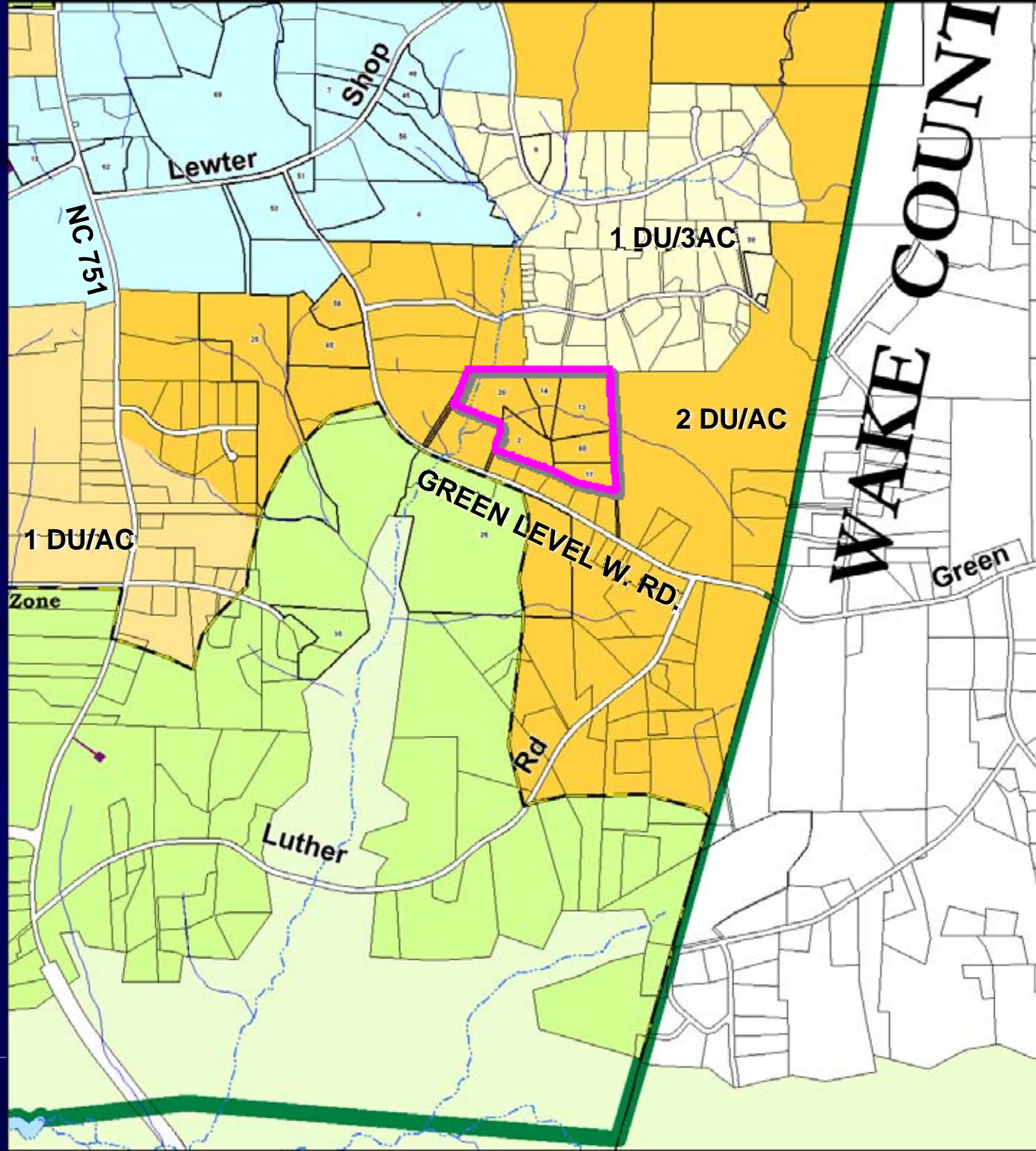
Verde Rd. Subdivision

GREEN LEVEL
WEST. RD.



Verde Rd. Subdivision

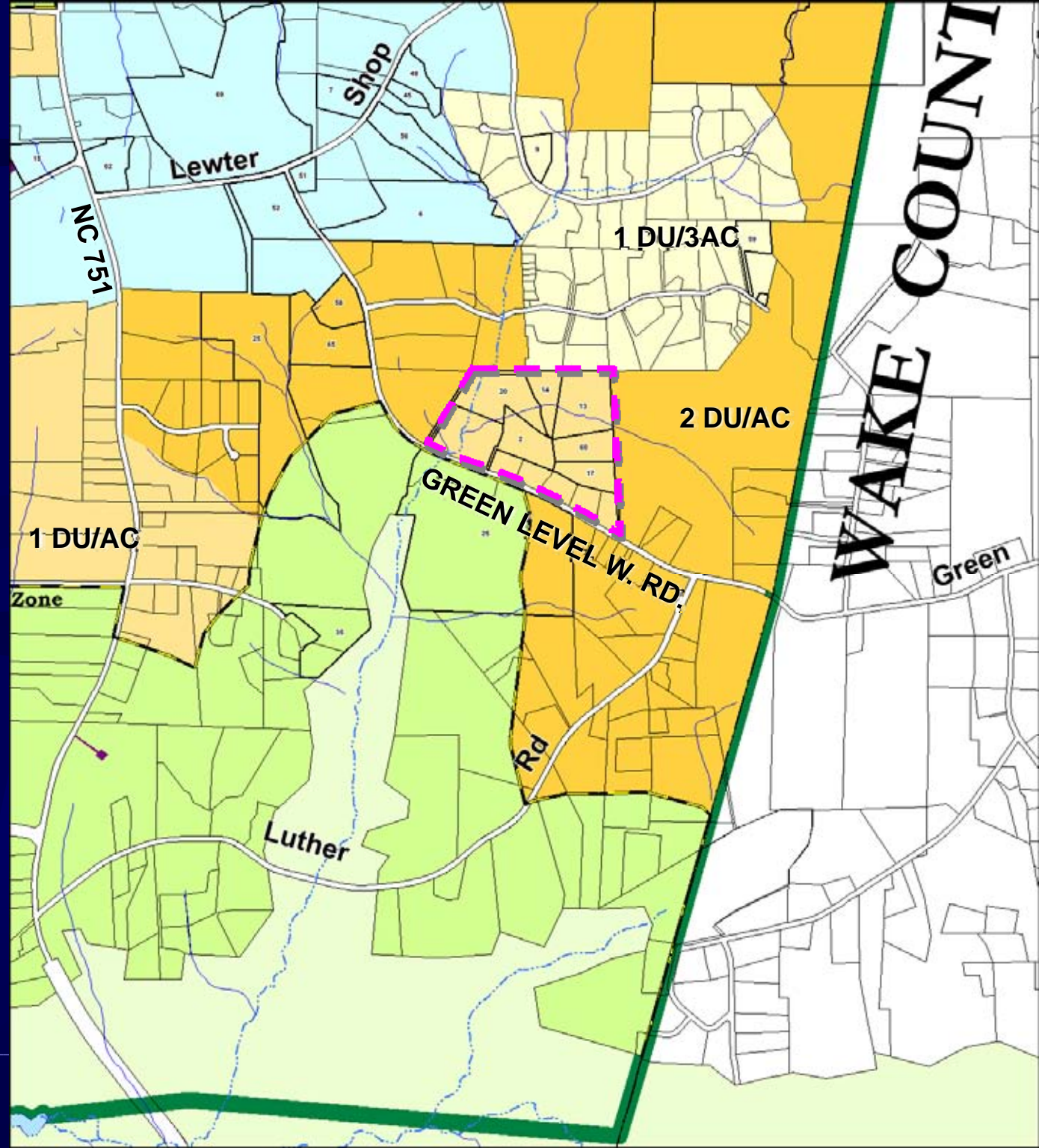
Current Draft
Plan:
2 homes / acre



Verde Rd. Subdivision

Possible Revision A:

Change to 1DU/1AC for subdivision and properties on thoroughfare

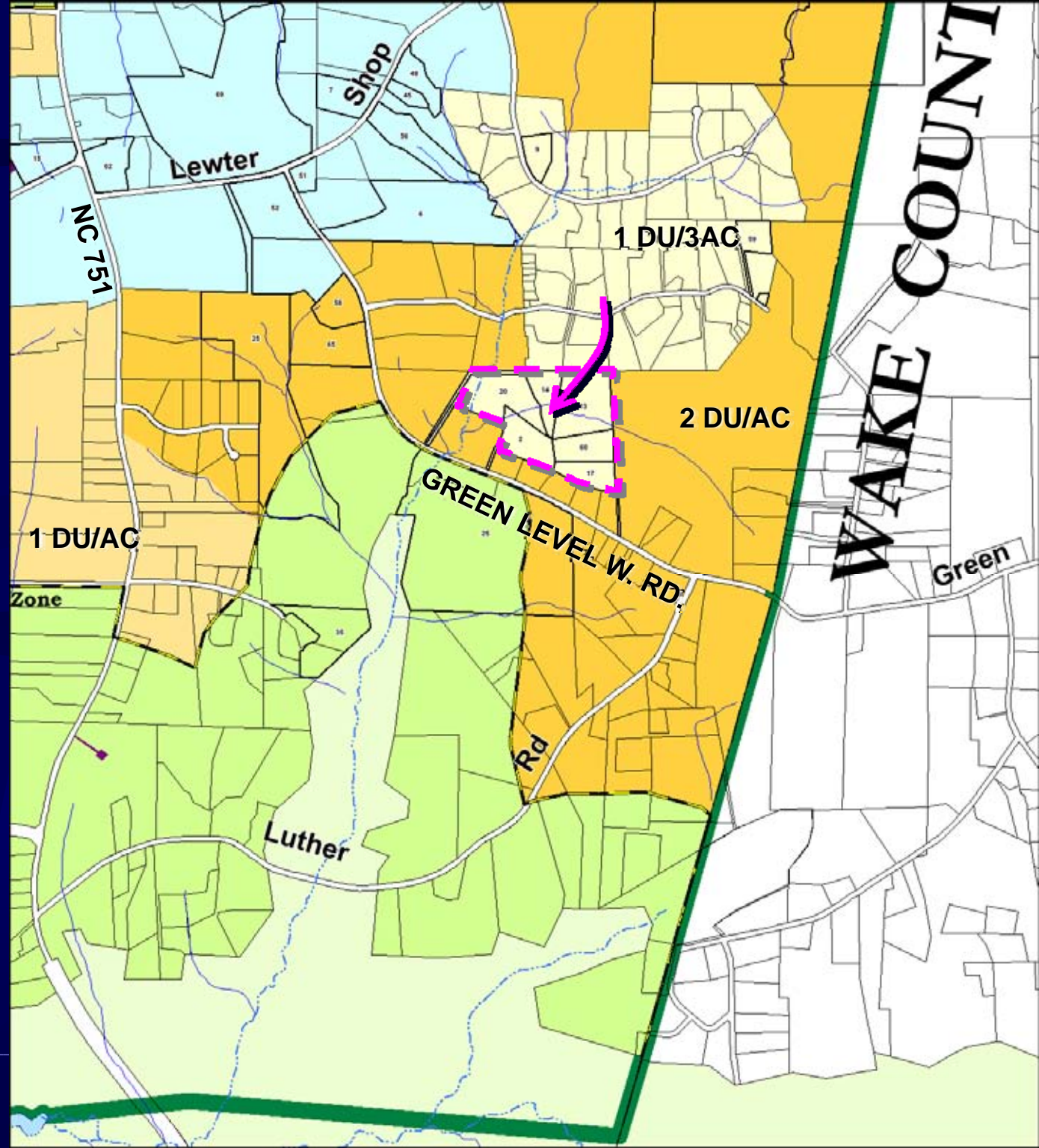


Verde Rd. Subdivision

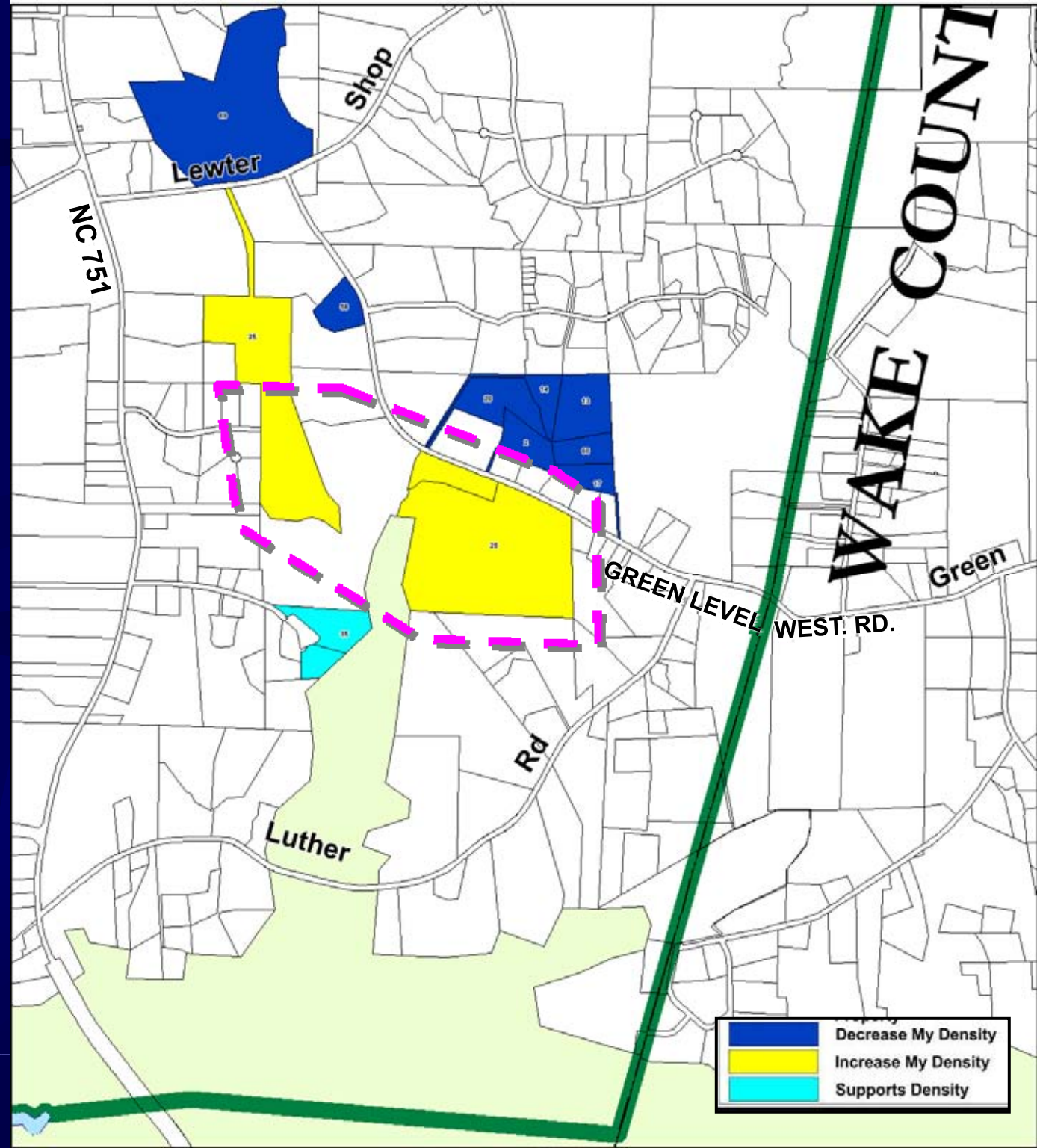
Possible
Revision B:

(1) Extend
1du/3ac area
south to cover
subdivision only;

(2) keep 2 du/ac
along Green
Level West Rd.



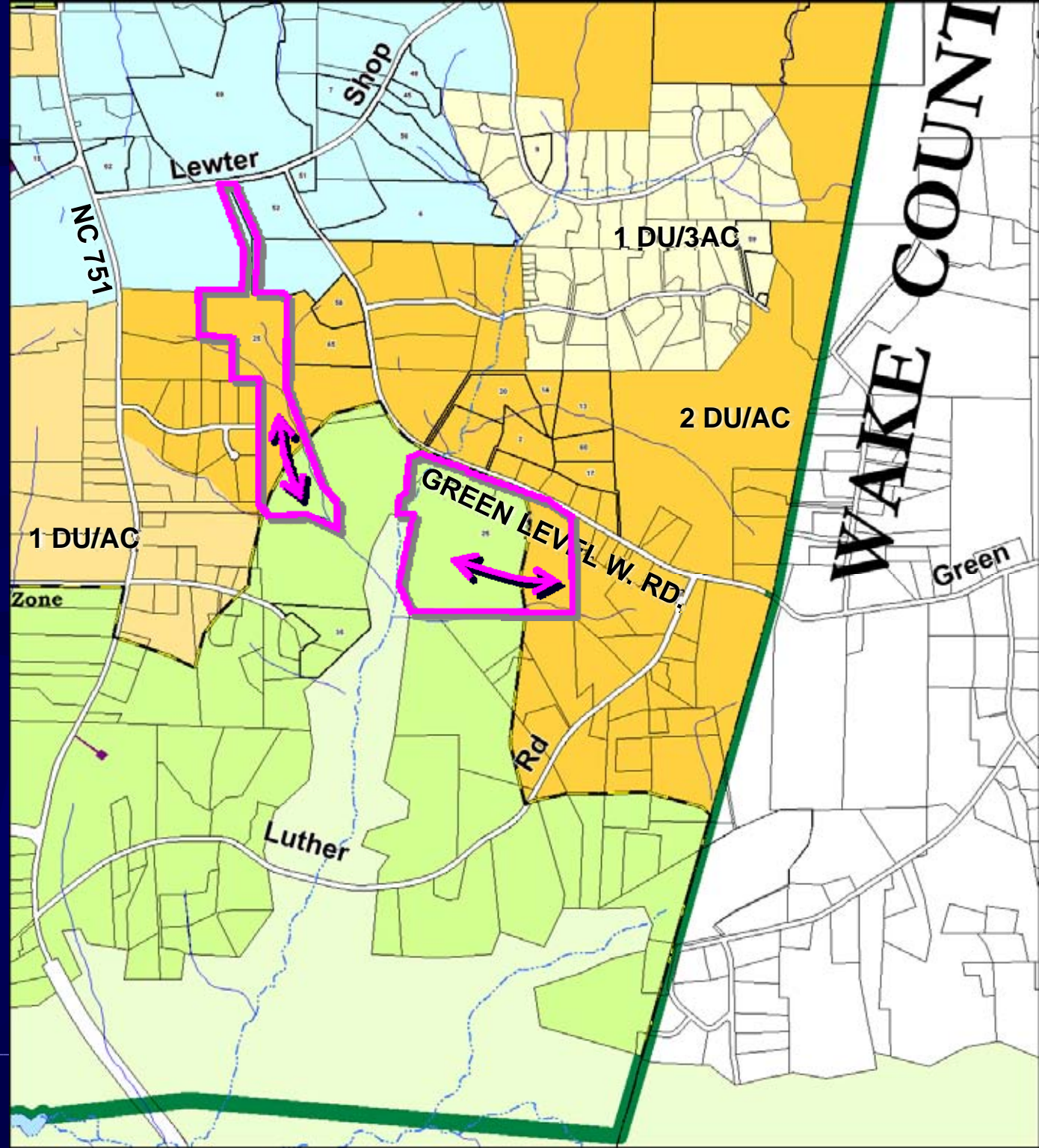
Ferrell Family Properties



Ferrell Family Properties

Current Draft
Plan:

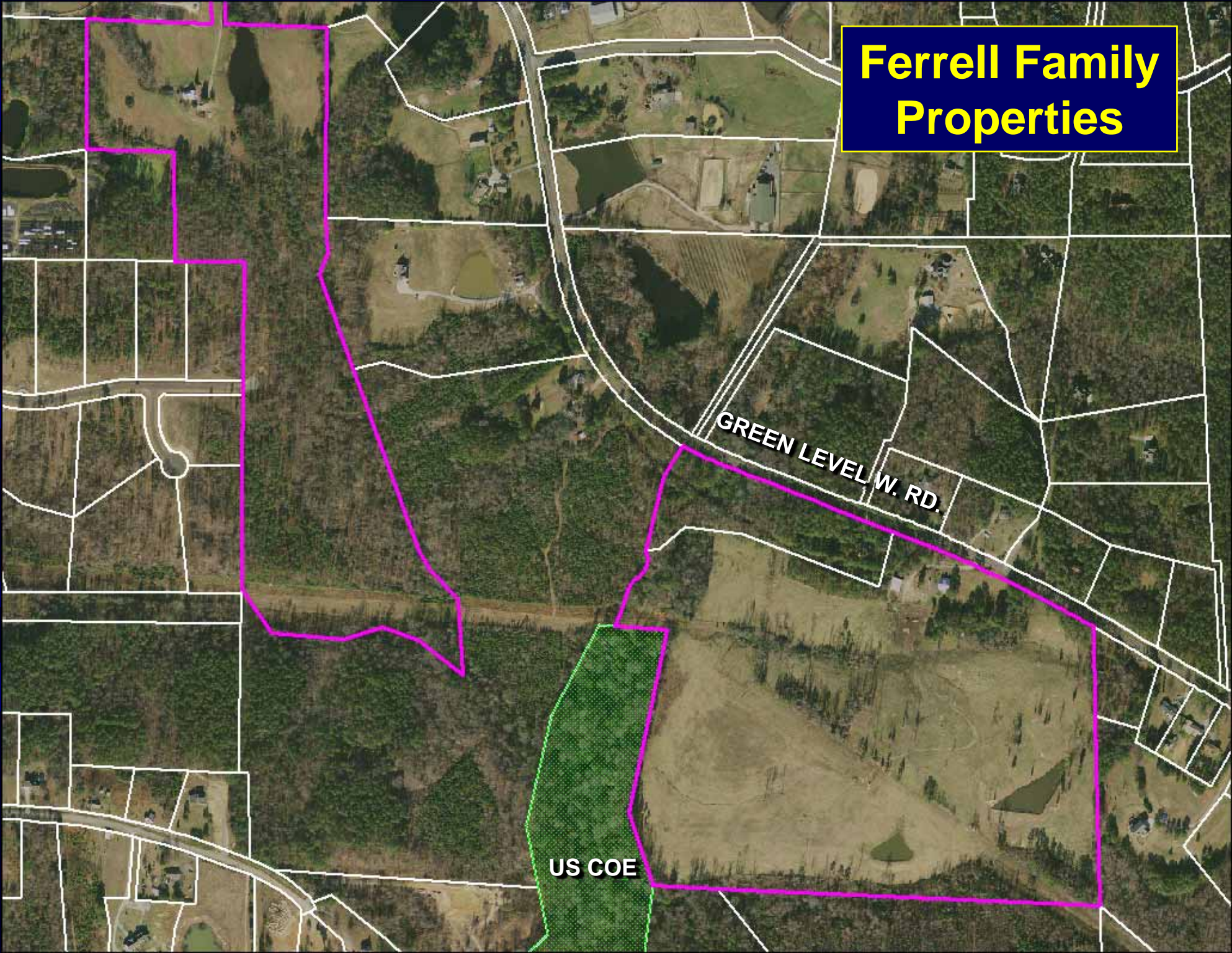
Properties Split
Between
2 DU/1AC and
1 DU/5AC



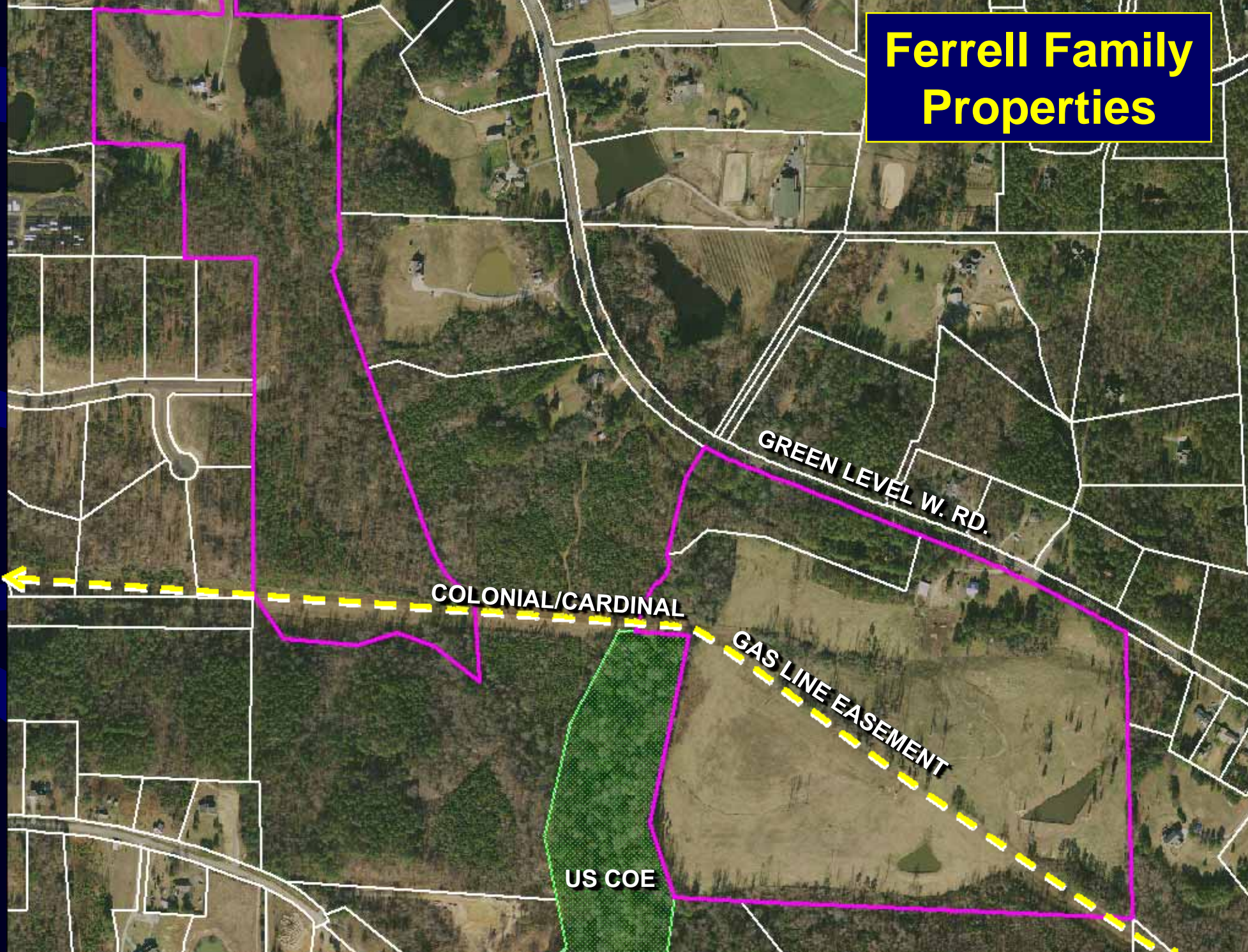
Ferrell Family Properties

GREEN LEVEL W. RD.

US COE



Ferrell Family Properties



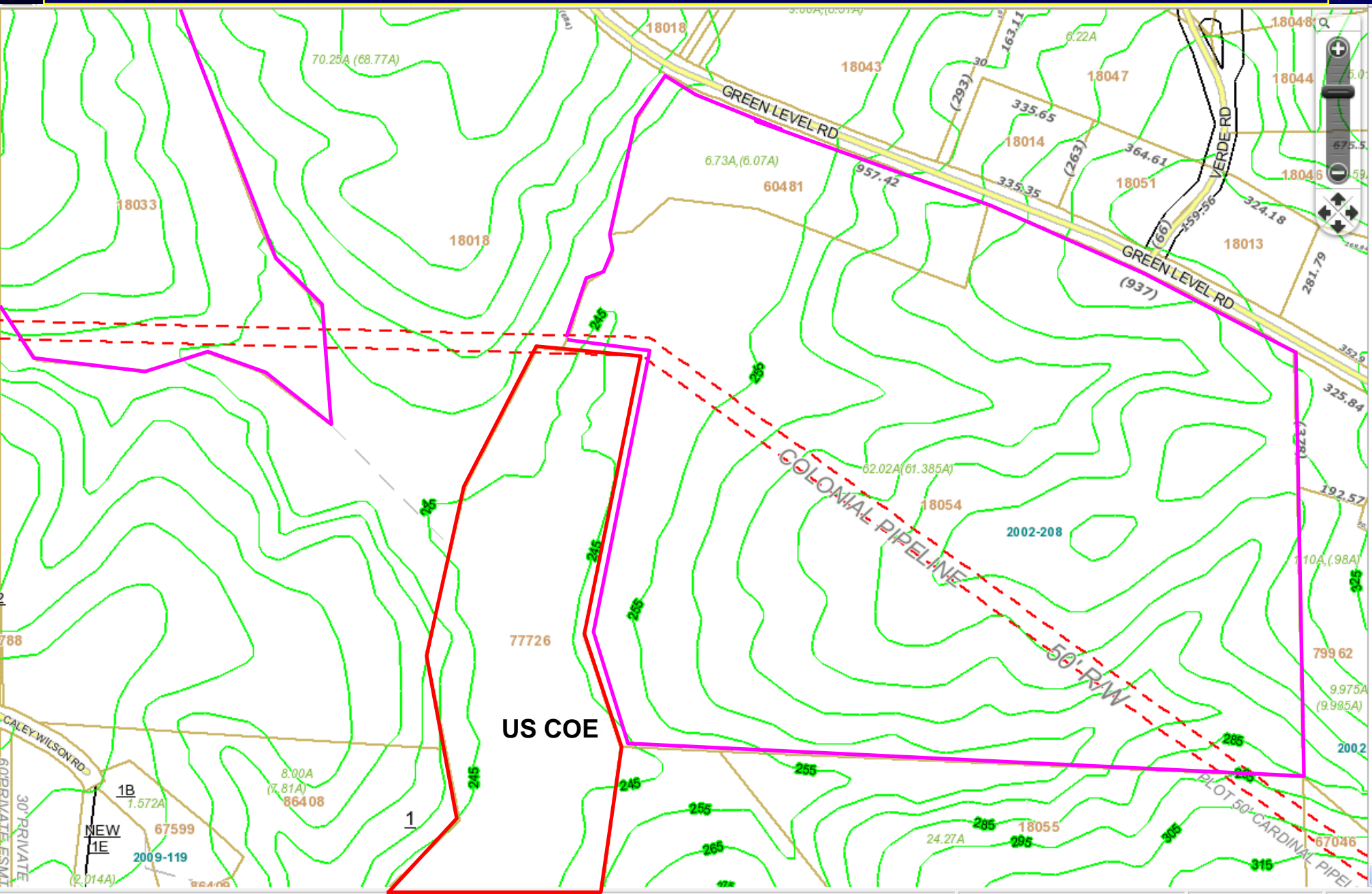
COLONIAL/CARDINAL

GREEN LEVEL W. RD.

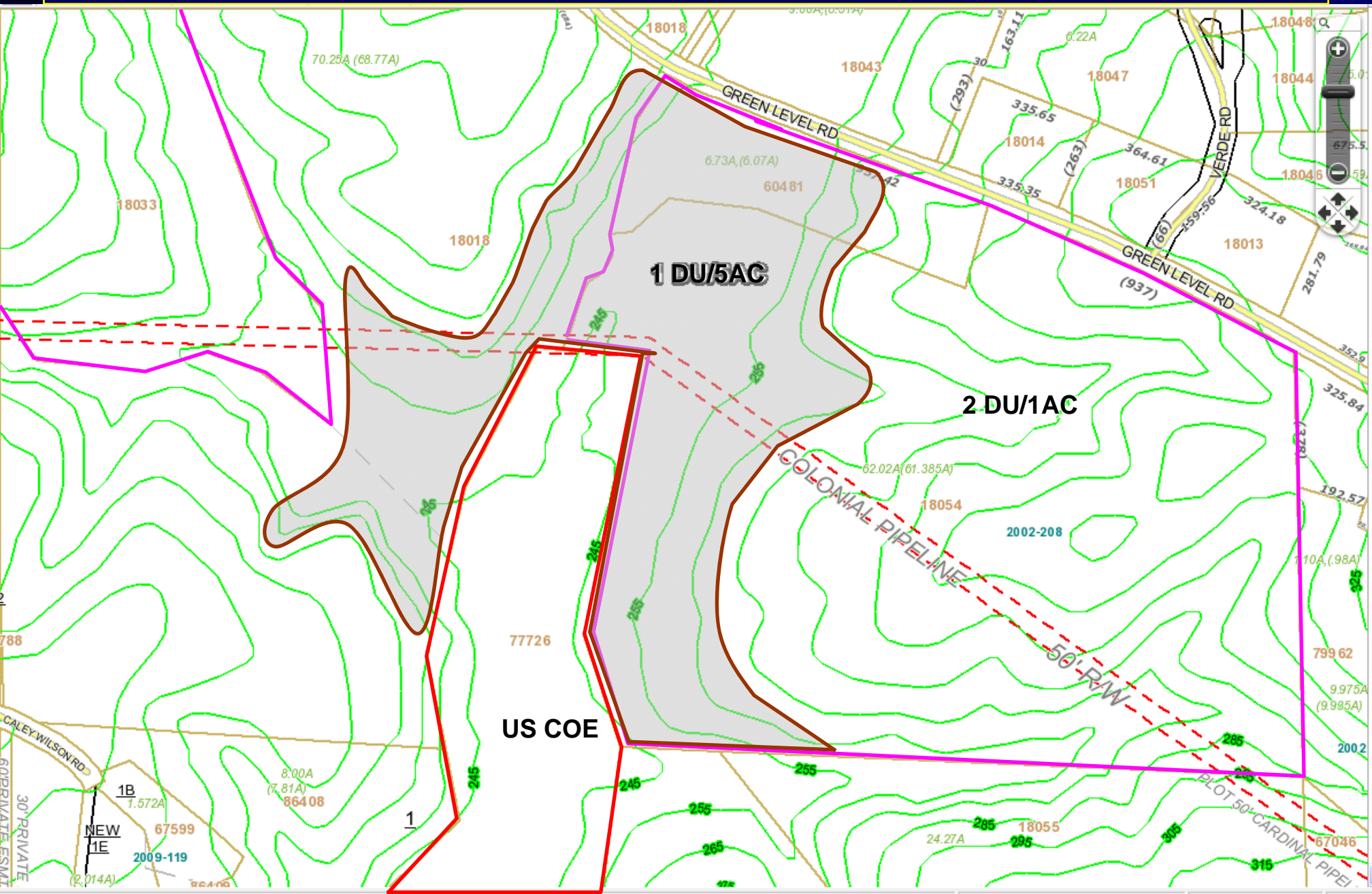
GAS LINE EASEMENT

US COE

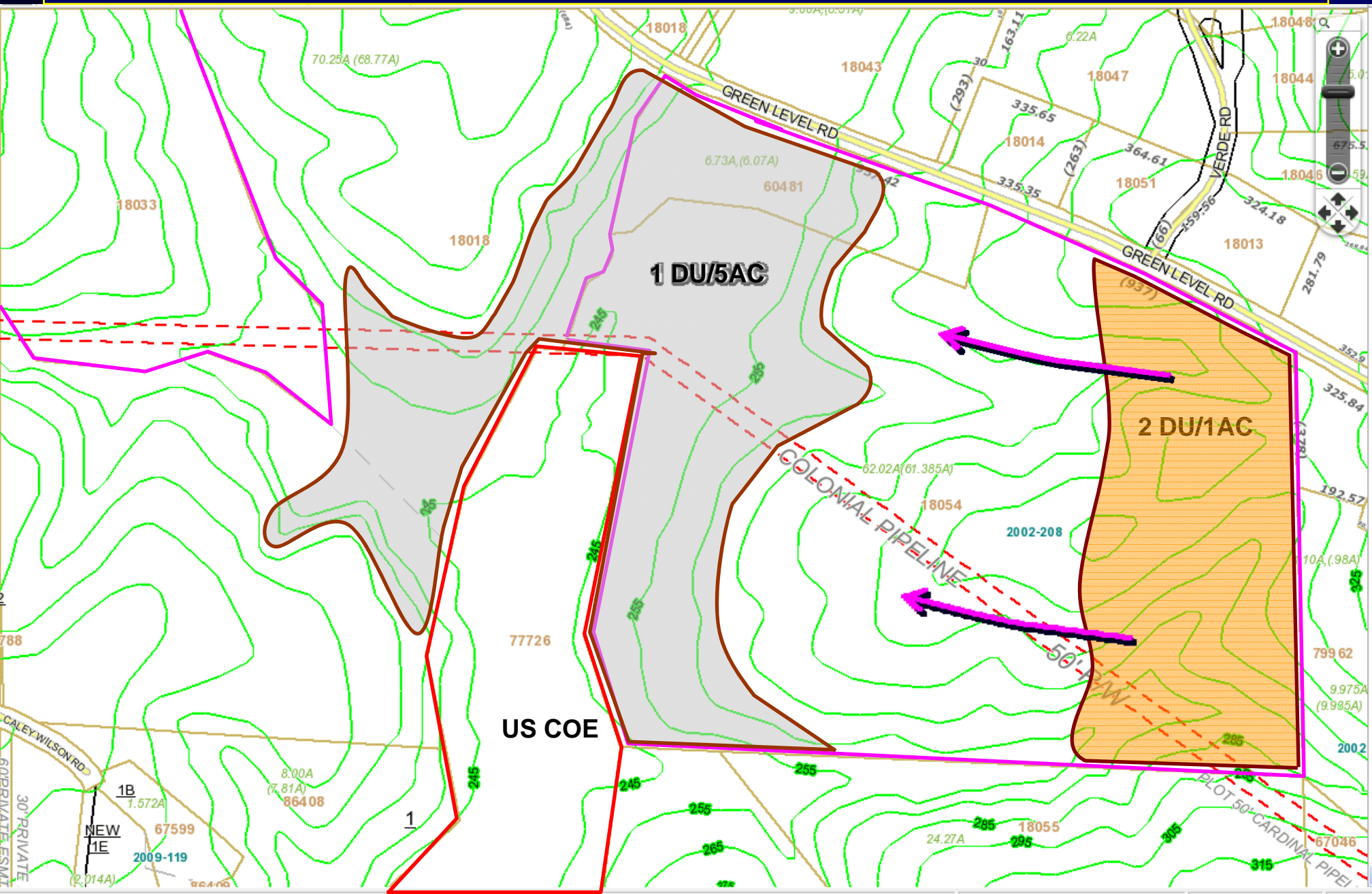
Ferrell Request (Option A): Use Topo Elevation To Set Boundary of 1DU/5AC Area Next To COE Land



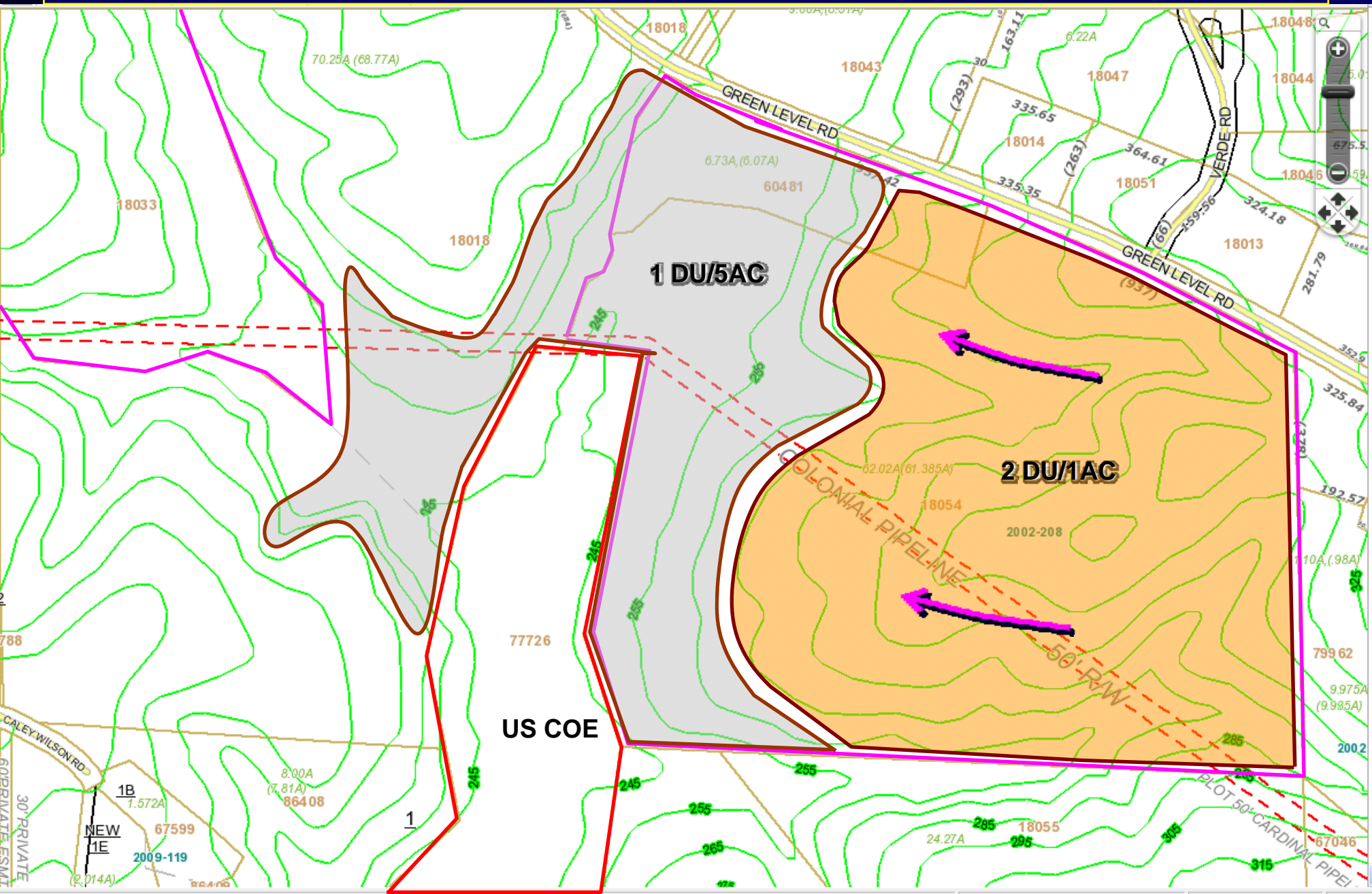
Ferrell Request (Option A): Use Topo Elevation To Set Boundary of 1DU/5AC Area Next To COE Land



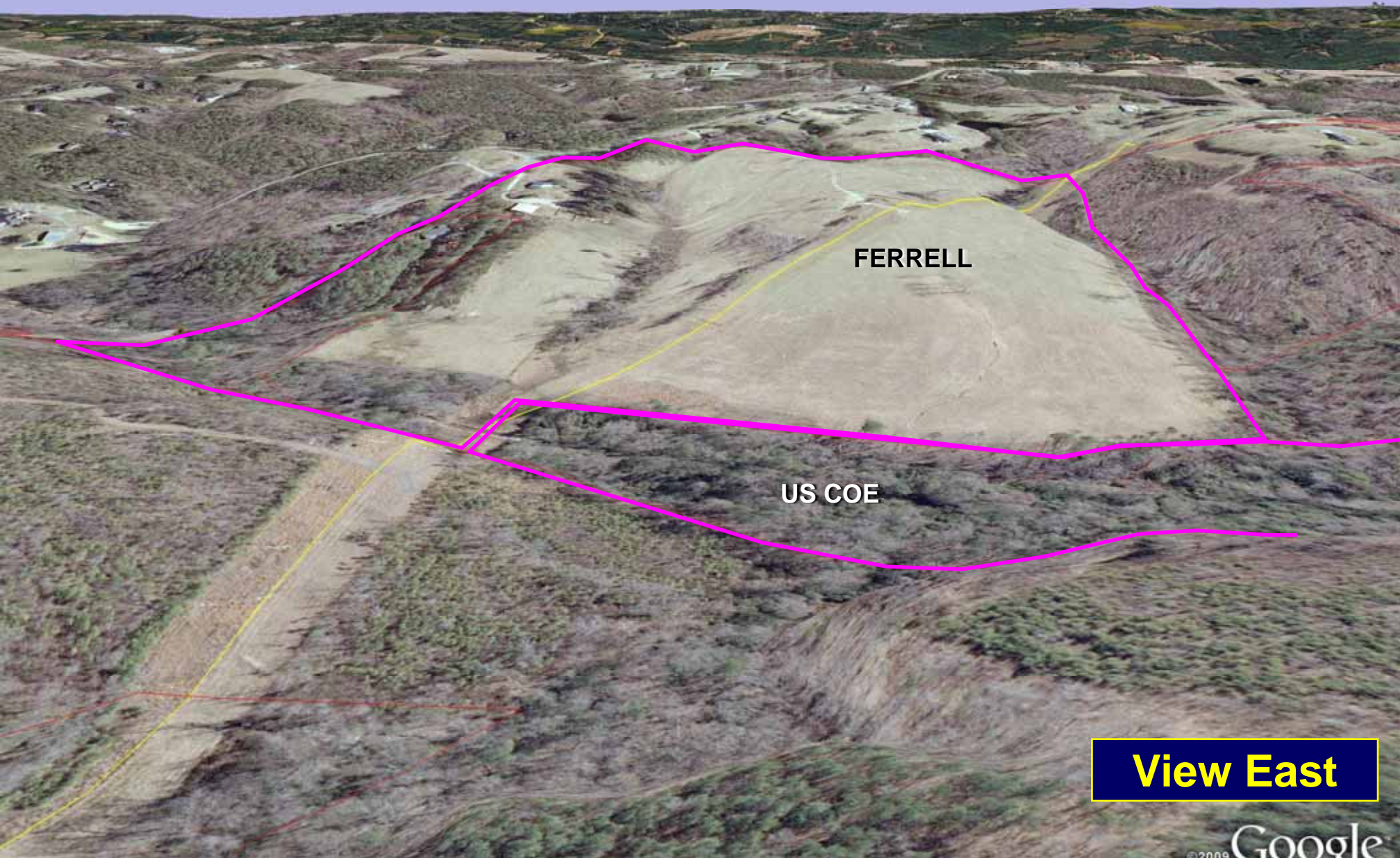
Ferrell Request (Option A): Use Topo Elevation To Set Boundary of 1DU/5AC Area Next To COE Land



Ferrell Request (Option A): Use Topo Elevation To Set Boundary of 1DU/5AC Area Next To COE Land



Ferrell Request (Option A): Use Topo Elevation To Set Boundary of 1DU/5AC Area Next To COE Land

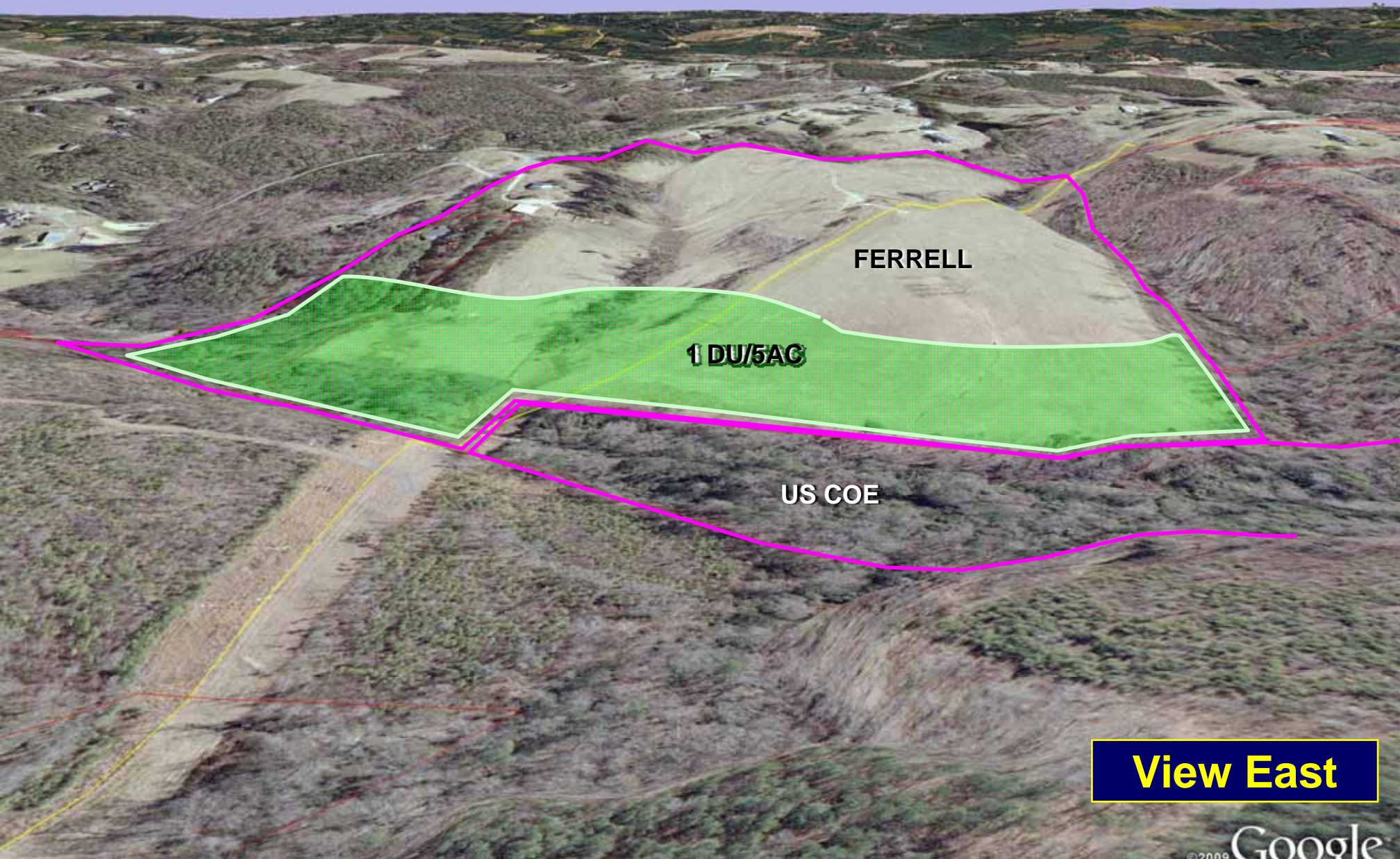


FERRELL

US COE

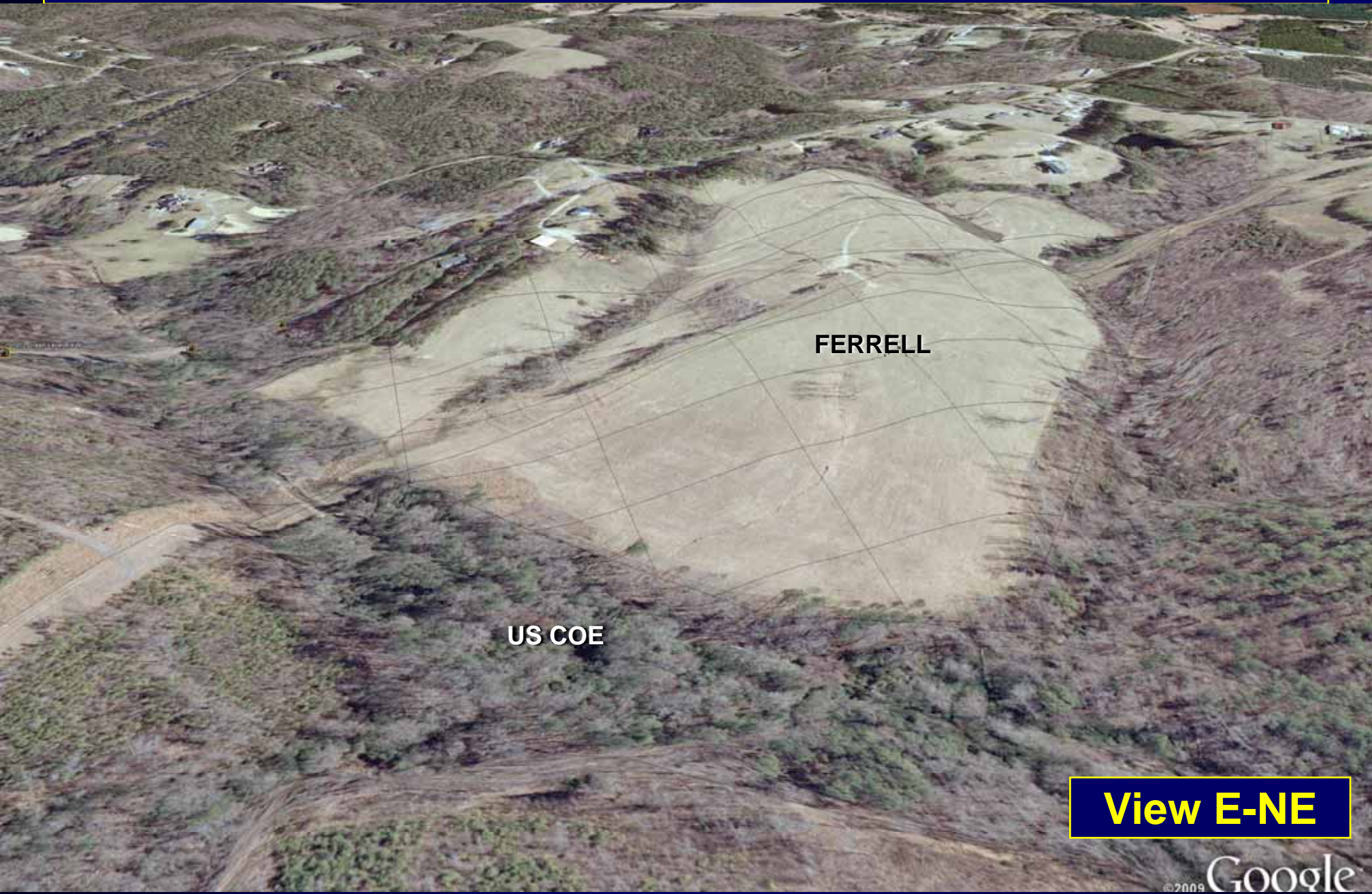
View East

Ferrell Request (Option A): Use Topo Elevation To Set Boundary of 1DU/5AC Area Next To COE Land



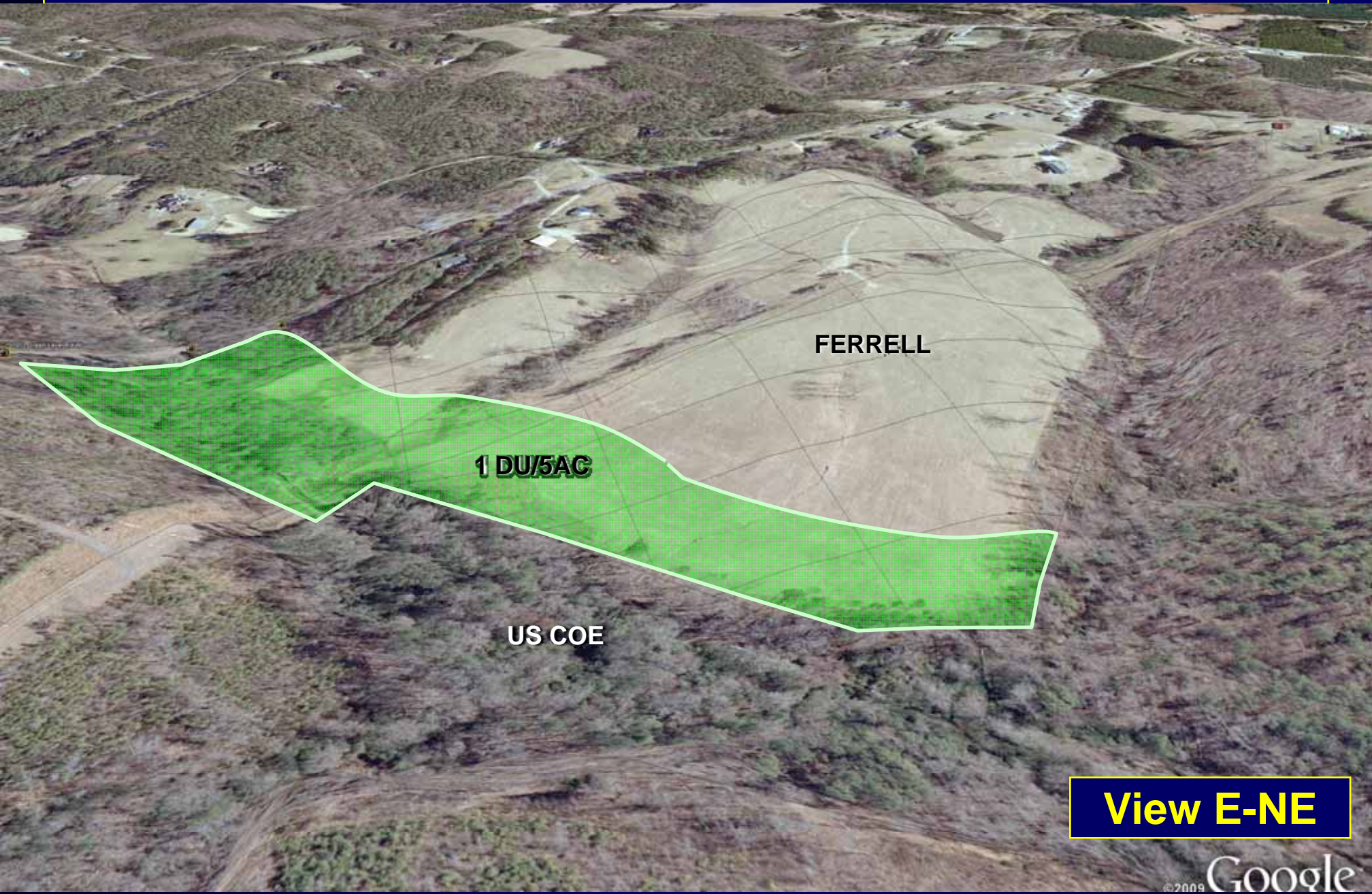
View East

Ferrell Request (Option A): Use Topo Elevation To Set Boundary of 1DU/5AC Area Next To COE Land



View E-NE

Ferrell Request (Option A): Use Topo Elevation To Set Boundary of 1DU/5AC Area Next To COE Land

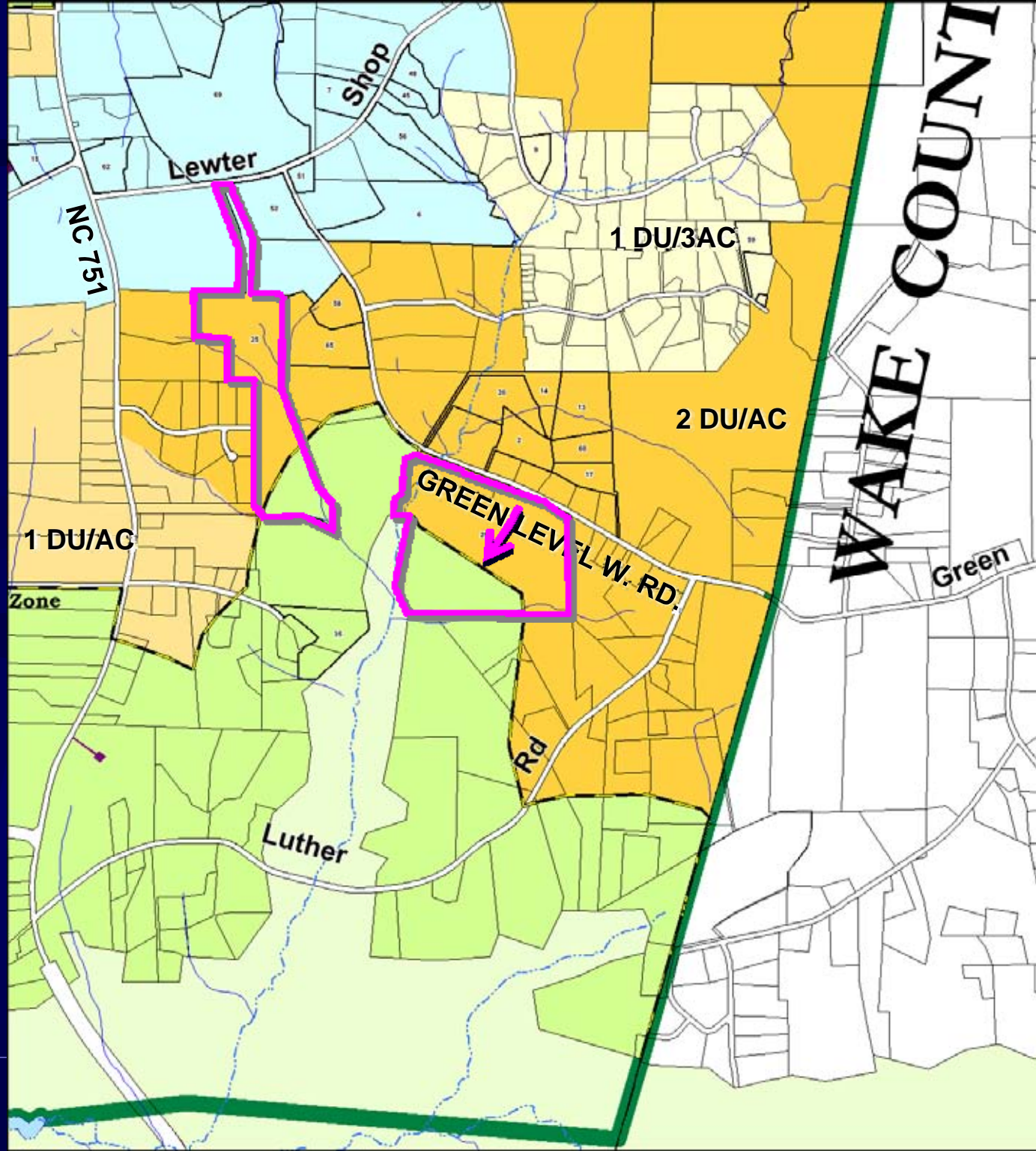


View E-NE

Ferrell Family Properties

Ferrell Request
(Option B):

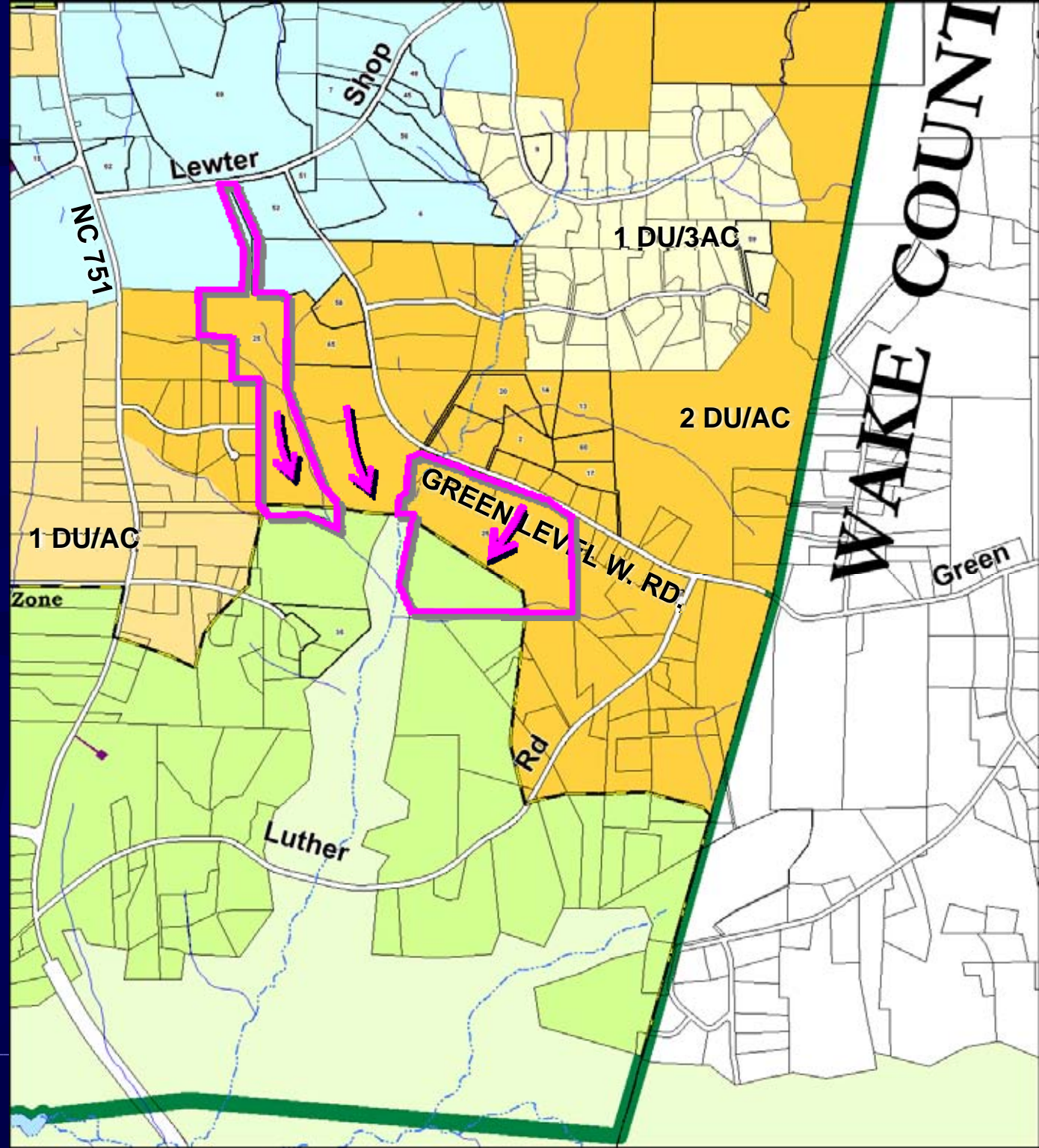
Extend 2 DU/1AC
Area Out To
Existing Gas
Line Easement
For One
Property



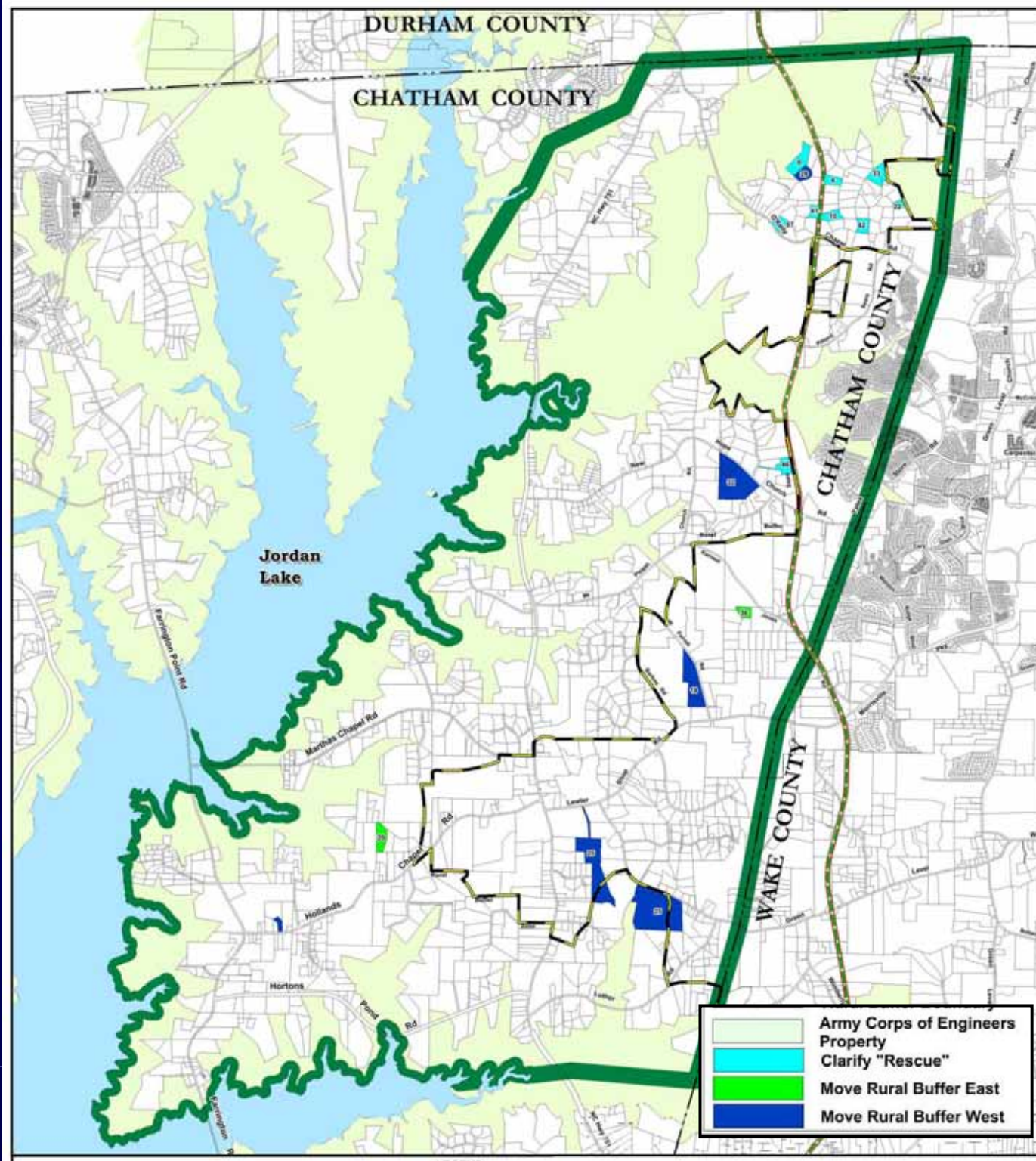
Ferrell Family Properties

Ferrell Request
(Option C):

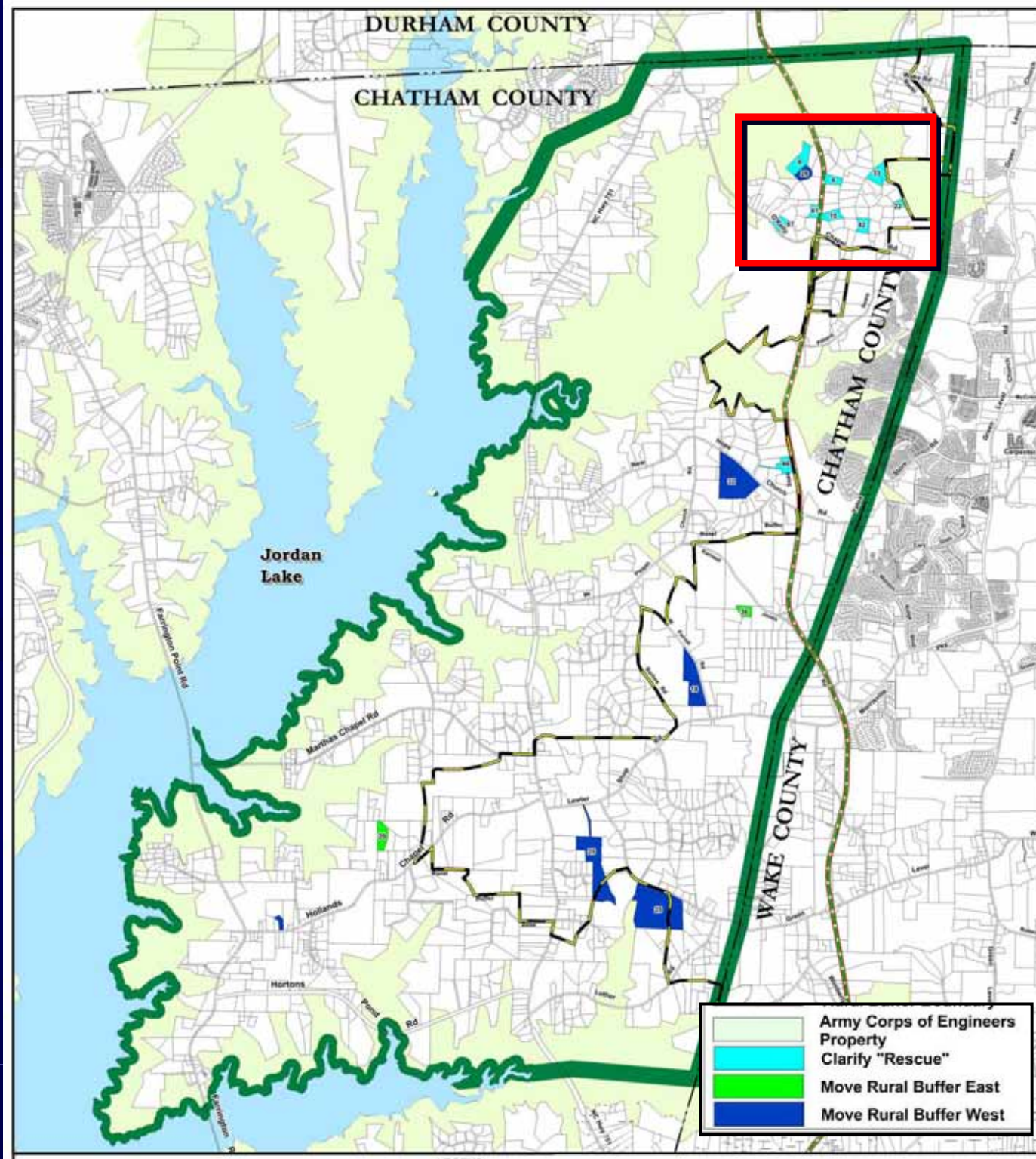
Extend 2 DU/1AC
Area Out To
Existing Gas
Line Easement
for 3 Properties



Rural Buffer Comments



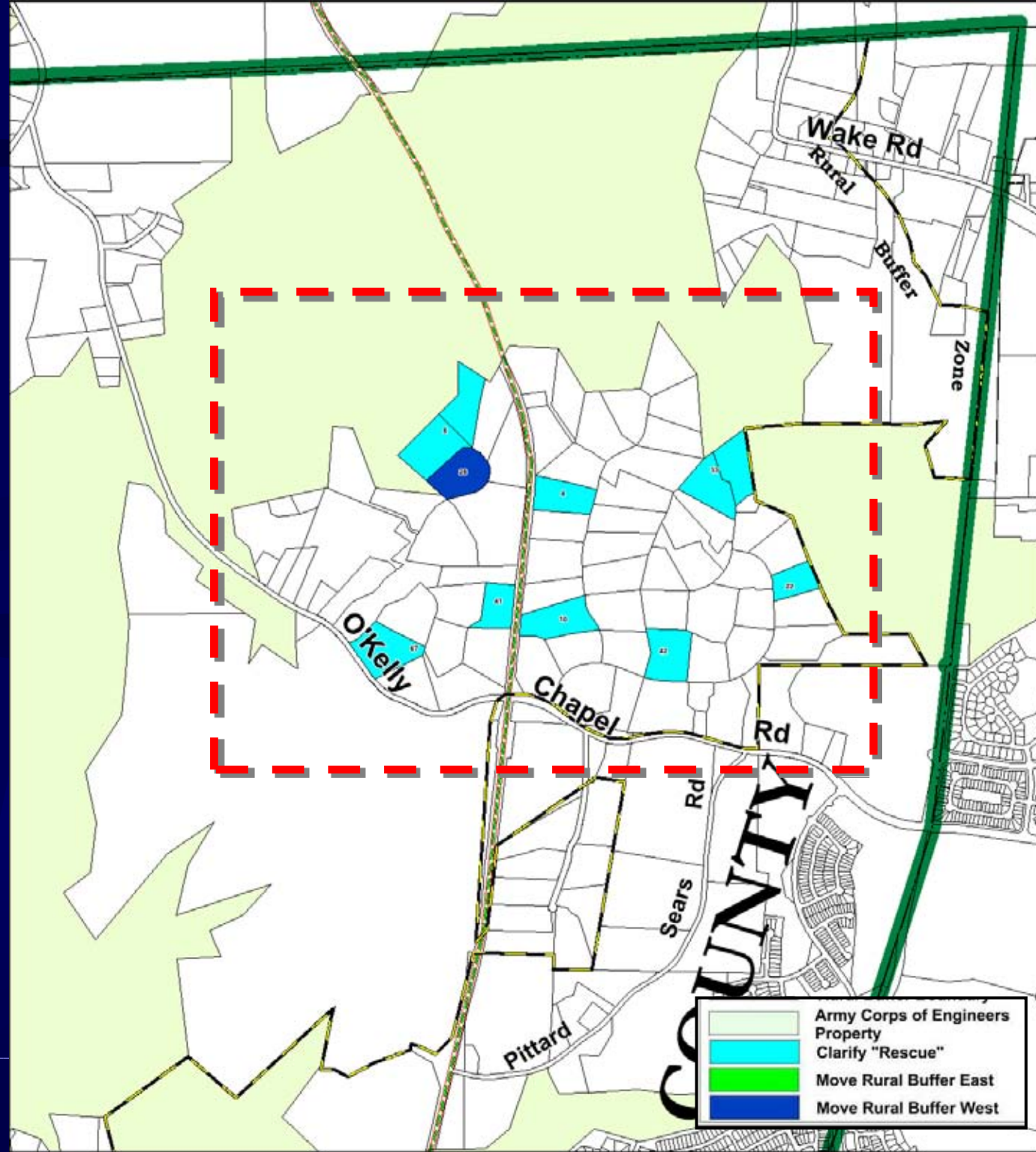
Rural Buffer Comments



Hills of Rosemont

Rural Buffer Line And/Or Rescue Policy Change Requests

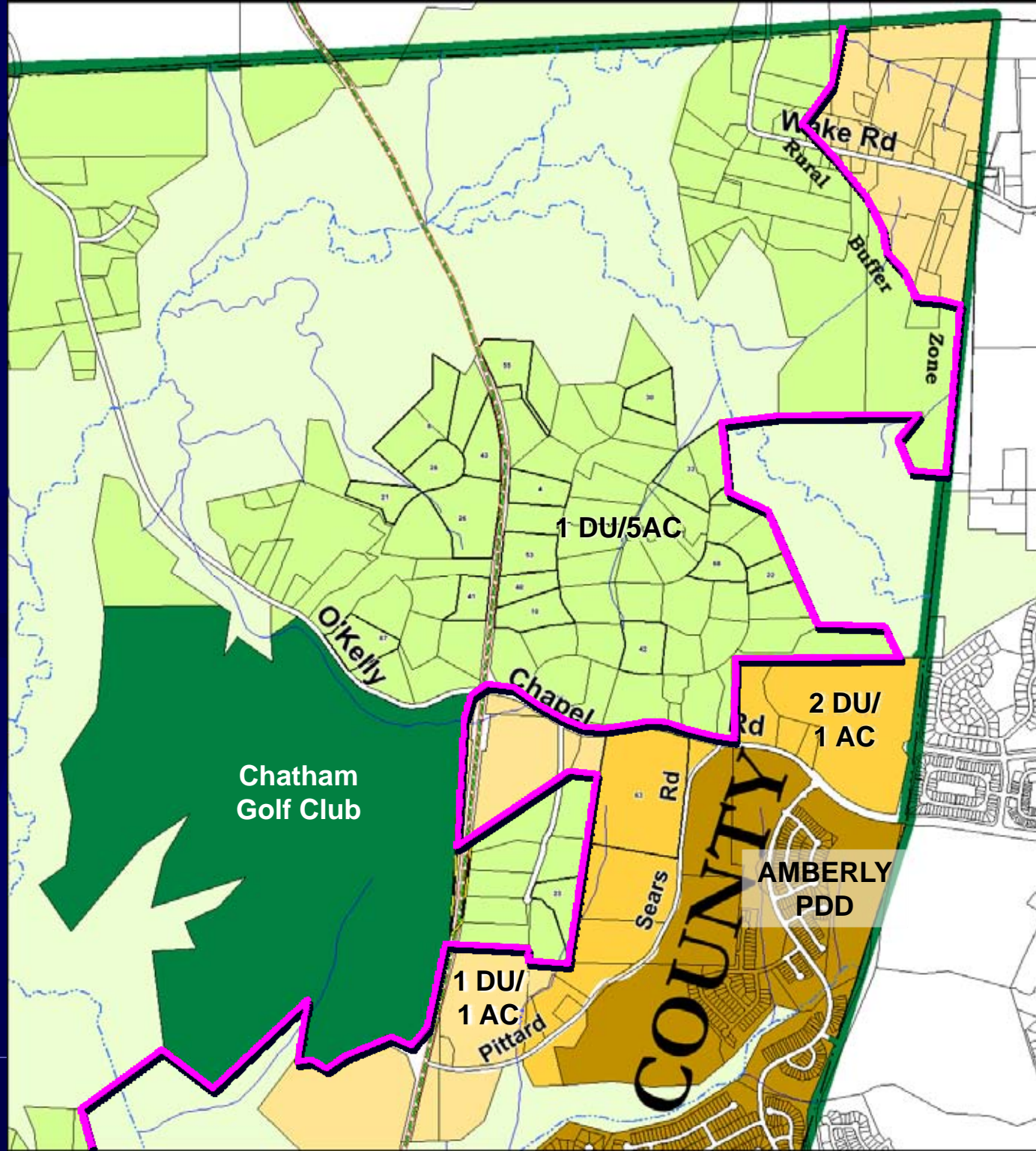
(Comments also
submitted by the
HOA for the entire
subdivision)



Hills of Rosemont

Current Draft Plan:

Rural Buffer Excludes Rosemont



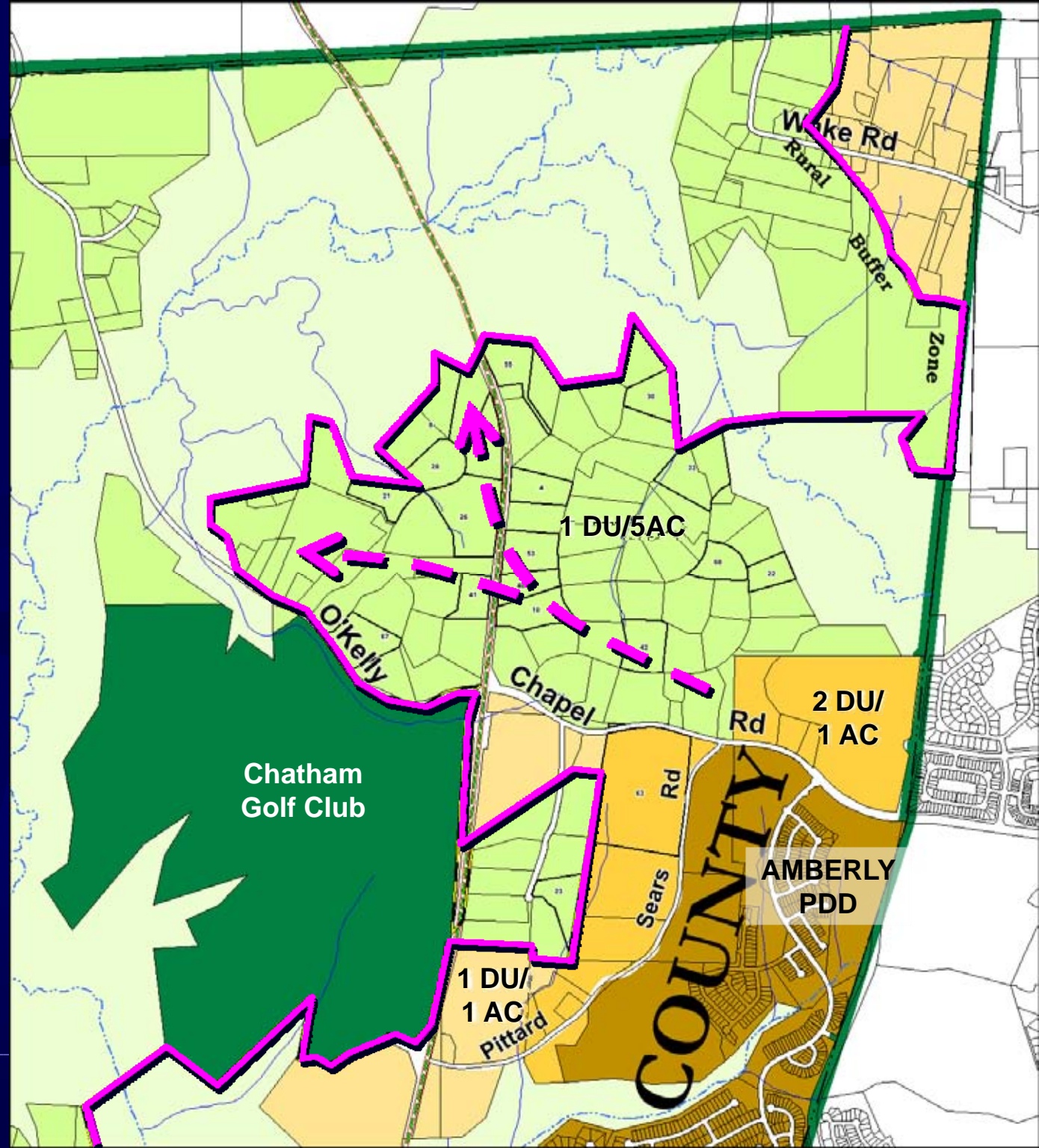
Rural Buffer Boundary

- **Staff Recommends Extending Rural Buffer (Utility Service) Boundary to include Hills of Rosemont Subdivision – Settles possible rescue or connection issue for entire subdivision**
- **Clarify “Rescue” Provision**

Hills of Rosemont

Possible
Revision A:

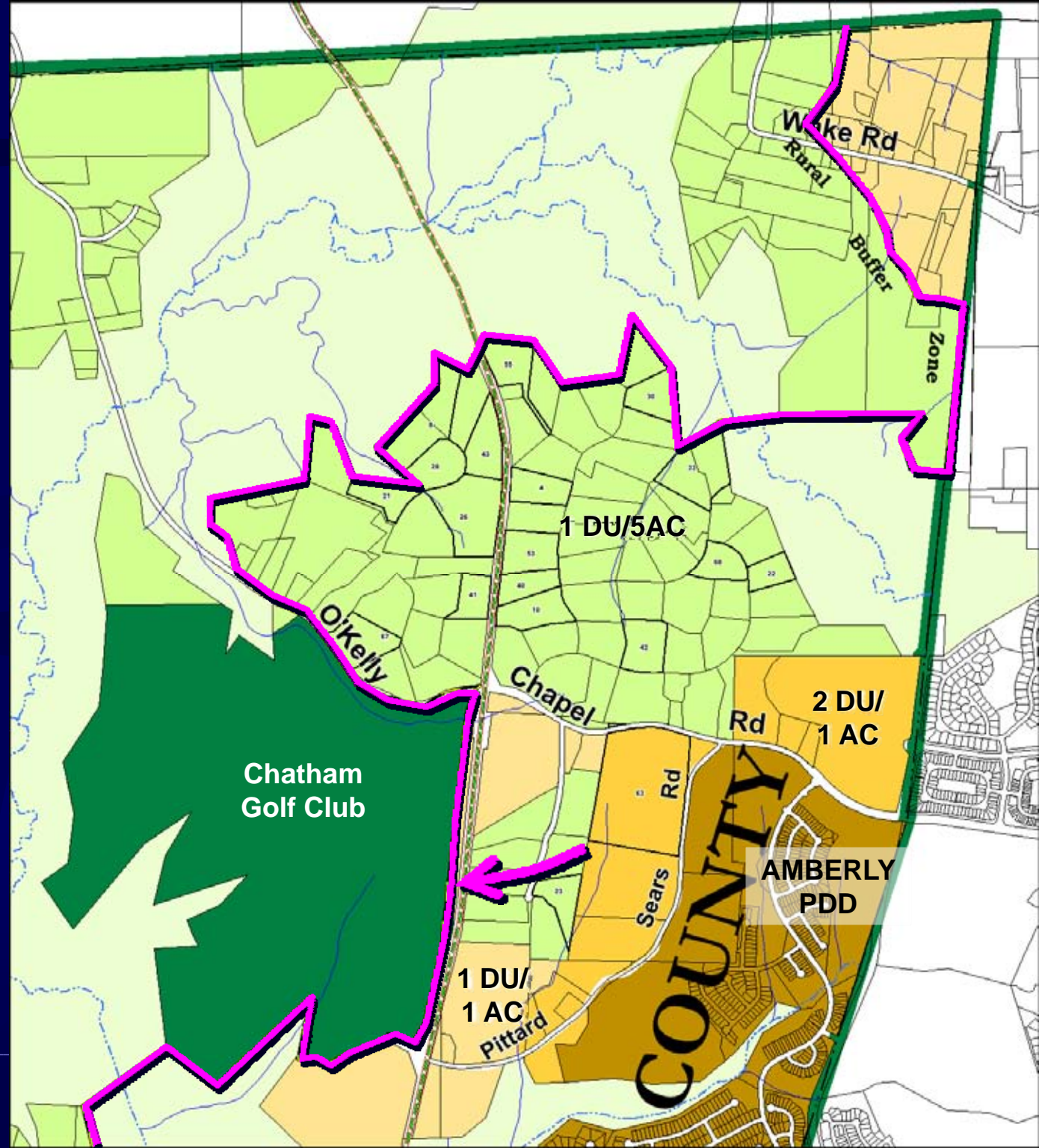
Extend Rural
Buffer to Include
Rosemont



Hills of Rosemont

Possible
Revision B:

Also Extend
Rural Buffer to
Also Include all
of Chatham Glen
Drive/Subdiv.



Conservation Areas and Natural Resource Concerns

Background

Joint Staff Team
Environmental
Assessments and
Inter-Agency
Meetings Held in 2006

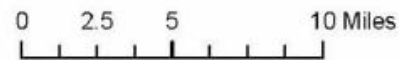
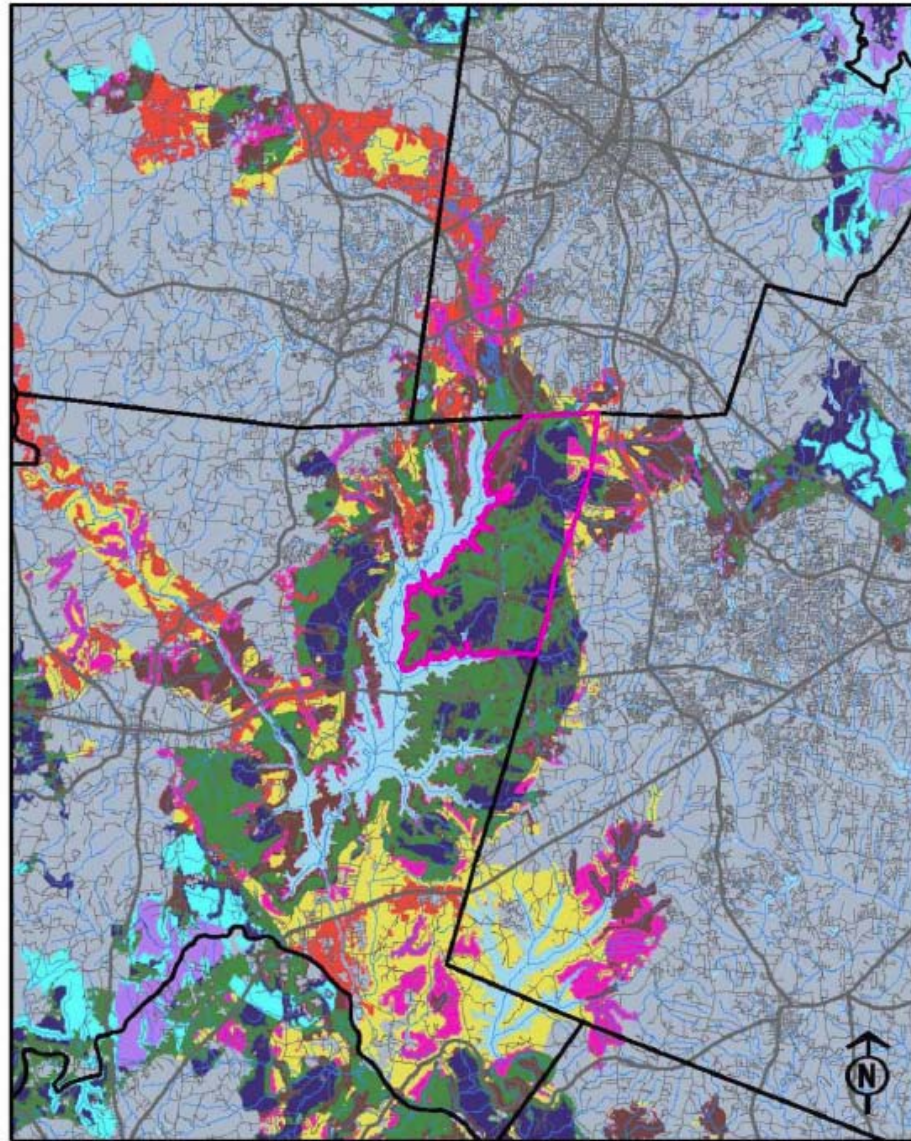


Chatham-Cary JLUP Conservation Opportunities

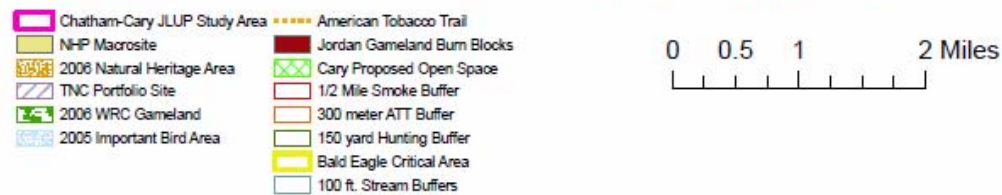
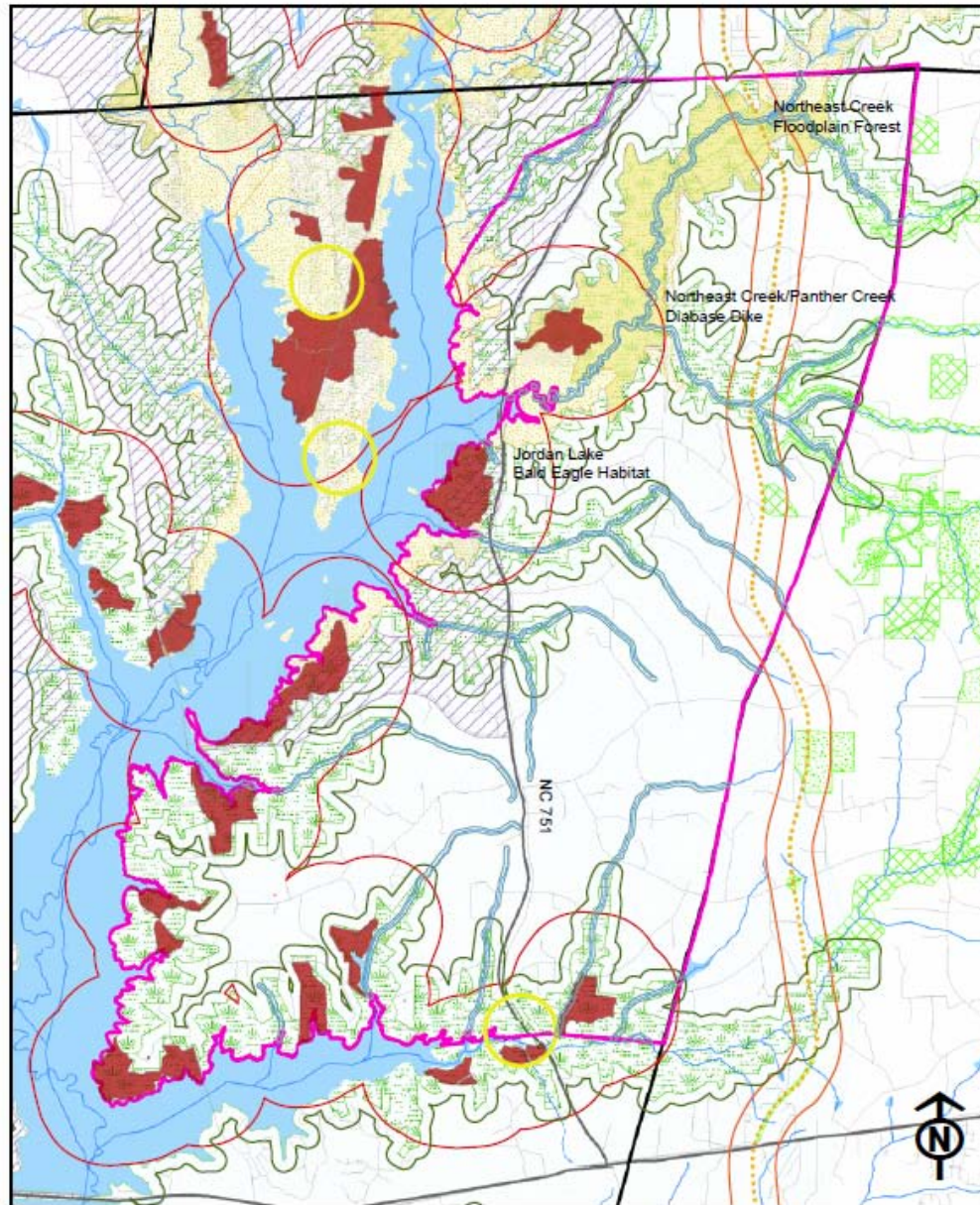


Jacquelyn Presley
Urban Wildlife Biologist
NCWRC

EPA SE Ecological Framework Biodiversity Levels:
Chatham-Cary JLUP Study Area



Conservation Opportunities: Chatham-Cary JLUP Study Area



Natural Resources/Environmental Concerns – CCP Presentation

- **Map Changes based on Environmental Concerns?**
- **Address Environmental Protection in Plan Document as Policy**
- **Any Change to Proposed Densities/Uses?**

V. Update: Western Wake Wastewater Reclamation Facility