

Chatham-Cary Joint Issues Committee

July 13, 2010

Draft Joint Land Use Plan Employment Center Location & Mapped Comments

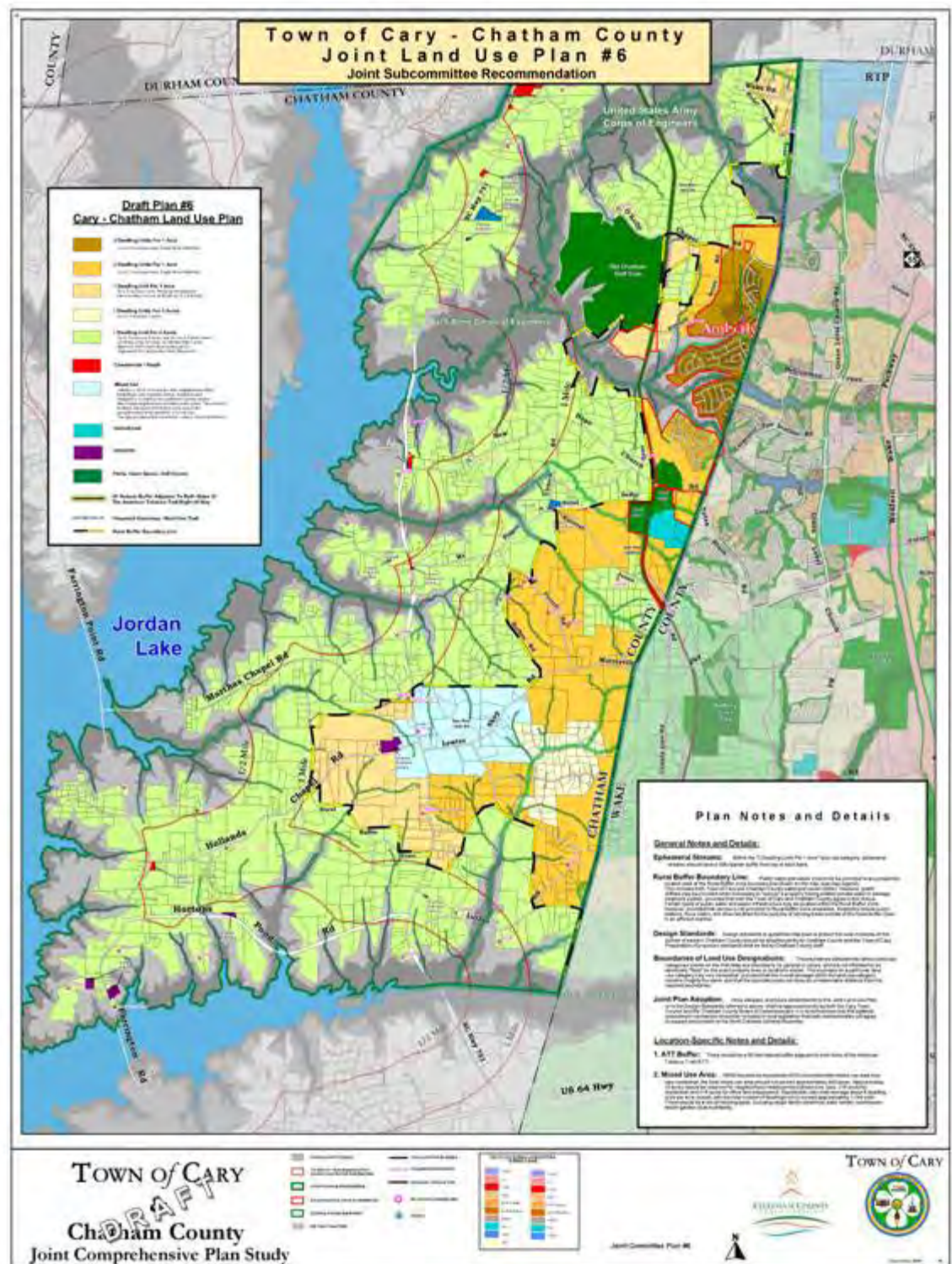
Approach for Activity Node Discussion

1. **Presentation of New Employment Center Locations – including environmental information**
2. **Structured “Decision-Tree” Discussion**
 - Where should the Center be located?
 - Should there be one large Employment Center location, or two smaller Employment Centers?
 - What uses should be allowed in the Employment Center (office/institutional, retail, residential)?
 - Should the different uses be depicted on the map, or allowed anywhere within the Employment Center area?
 - What should the overall size (acreage) of the Employment Center(s) be?
 - What should the density (residential)/floor space (non-residential) of the Employment Center be?

Plan 6 (Current Draft)

New Plan Draft #6

- School Symbols Removed
- Park Symbols Removed
- Greenway Lines Removed
- Verde Road Subdivision Changed to 1 unit per 3 ac.

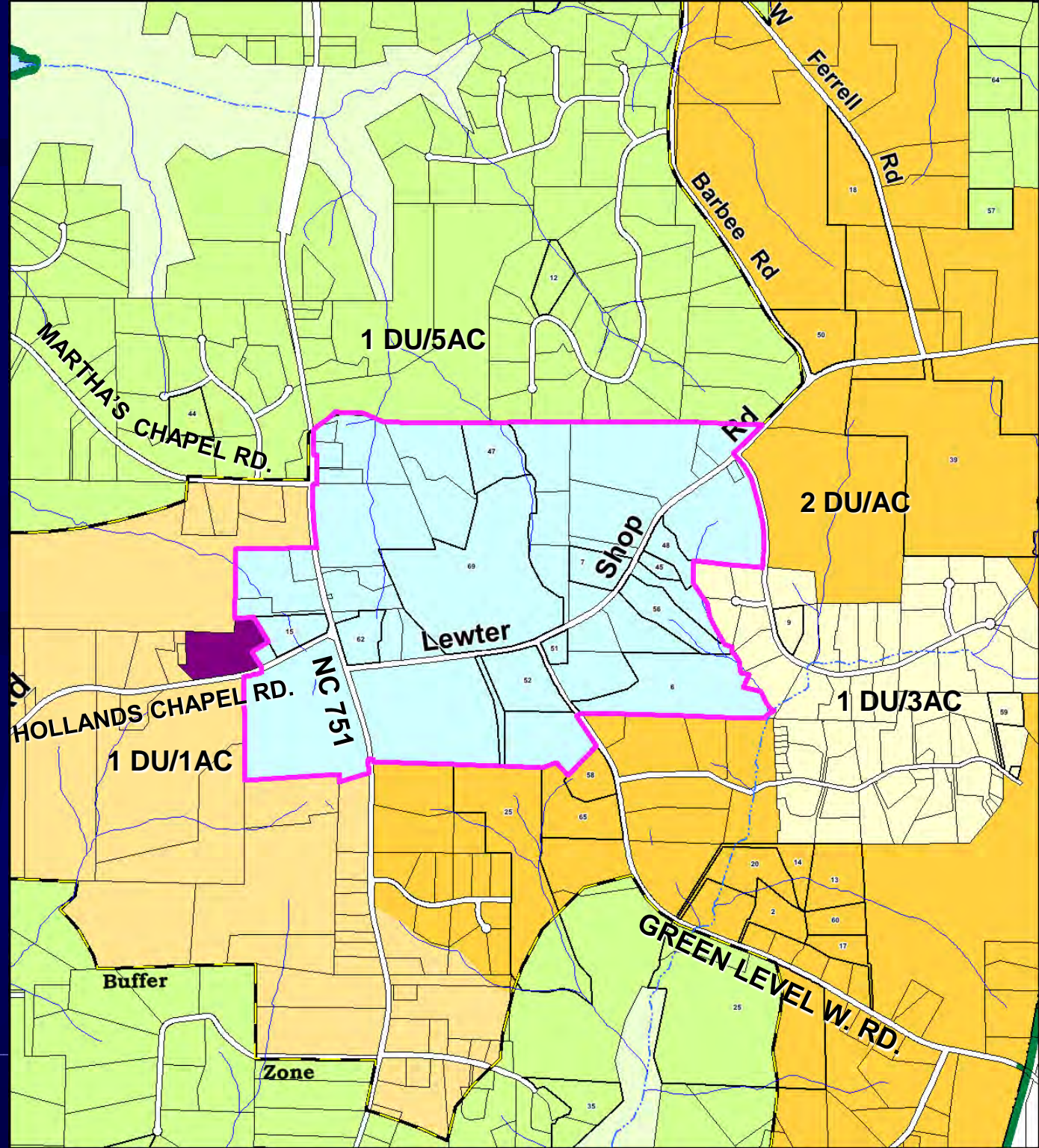


Draft Plan 6

Mixed Use
Node:

~452 ac.

(net of ROW)



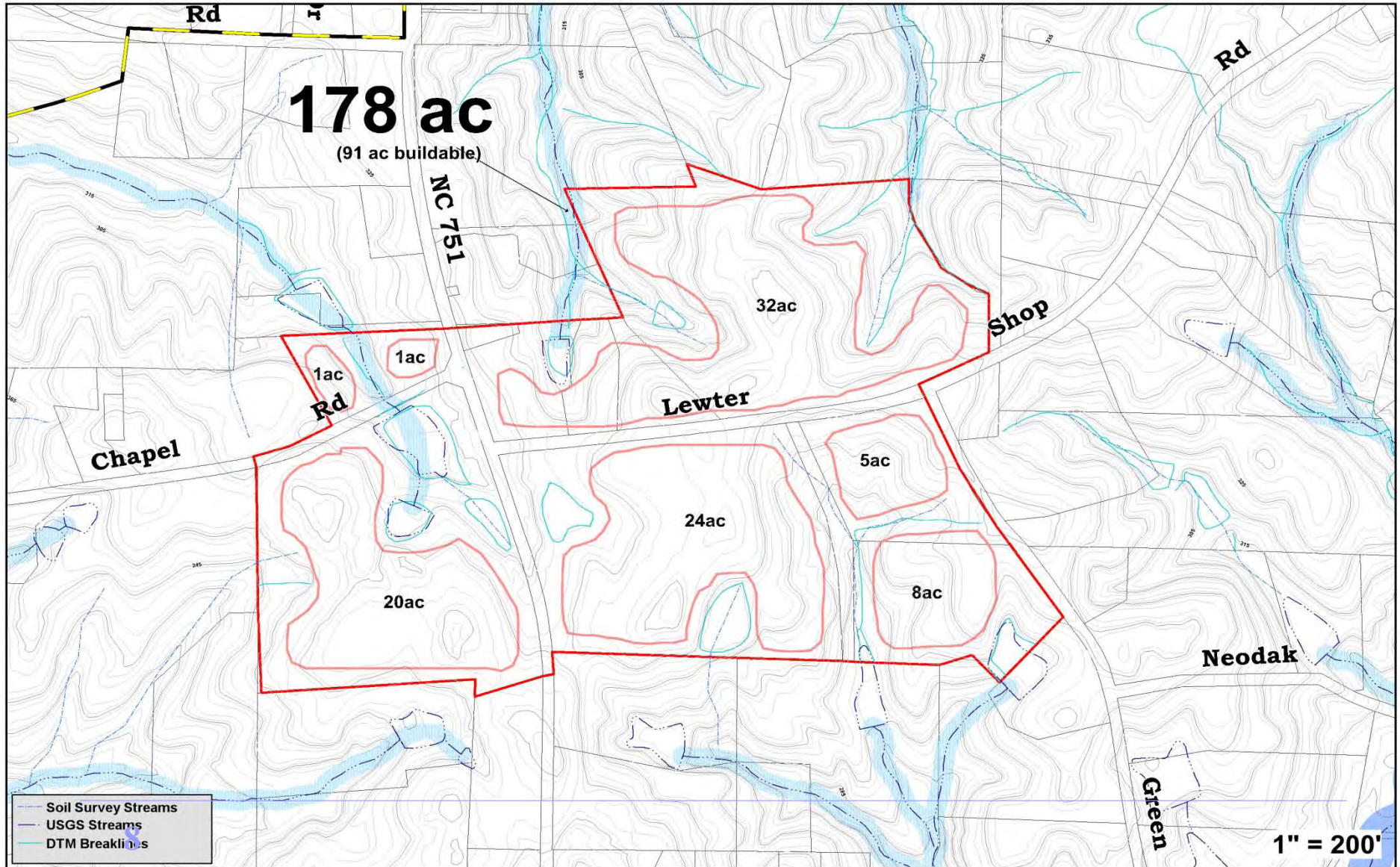
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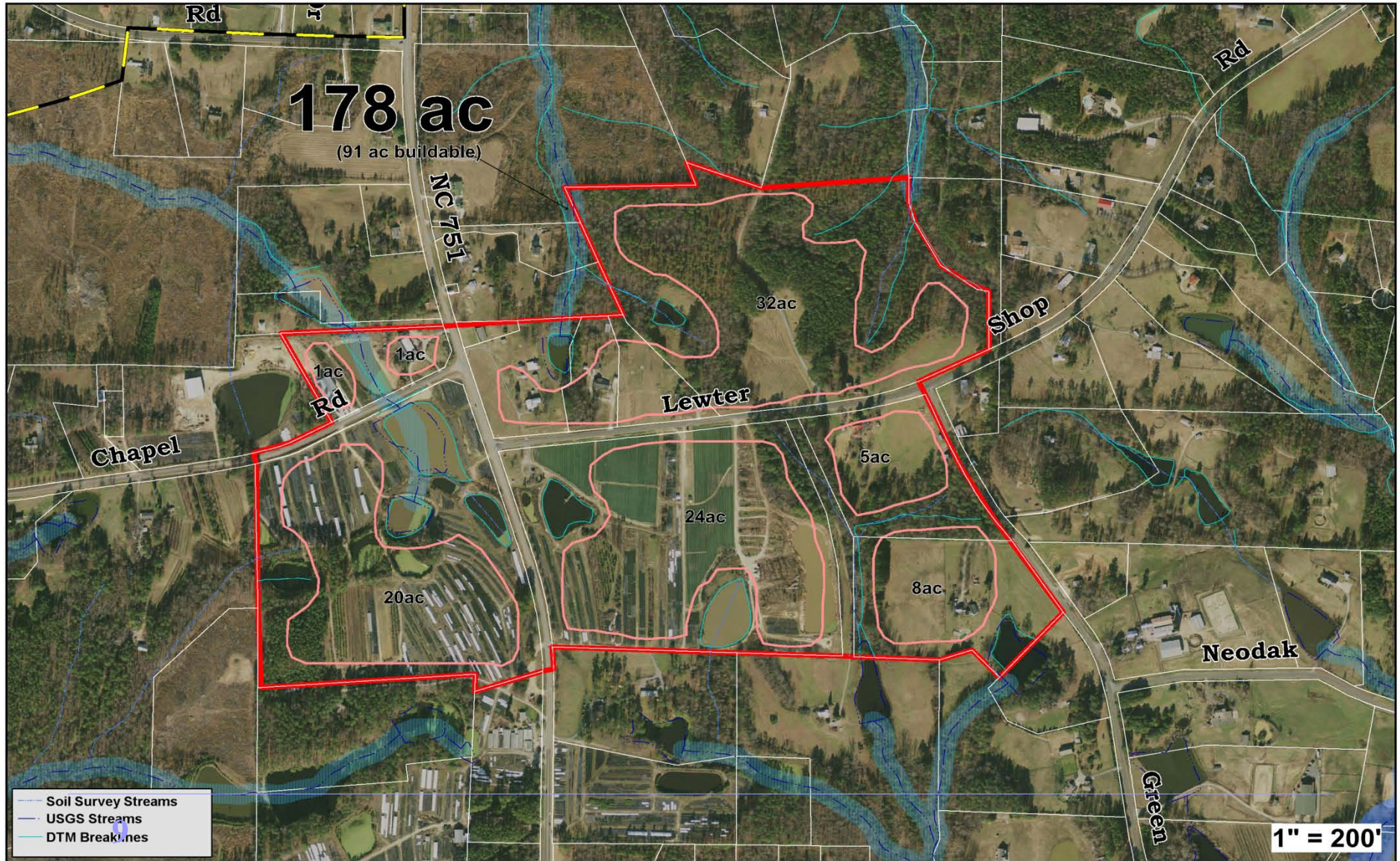
Proposed New Employment Center Locations

- **Two Locations Proposed:**
 - **Lewter Shop Road/NC 751 intersection**
 - **Lewter Shop Road at the Chatham/Wake County Line**

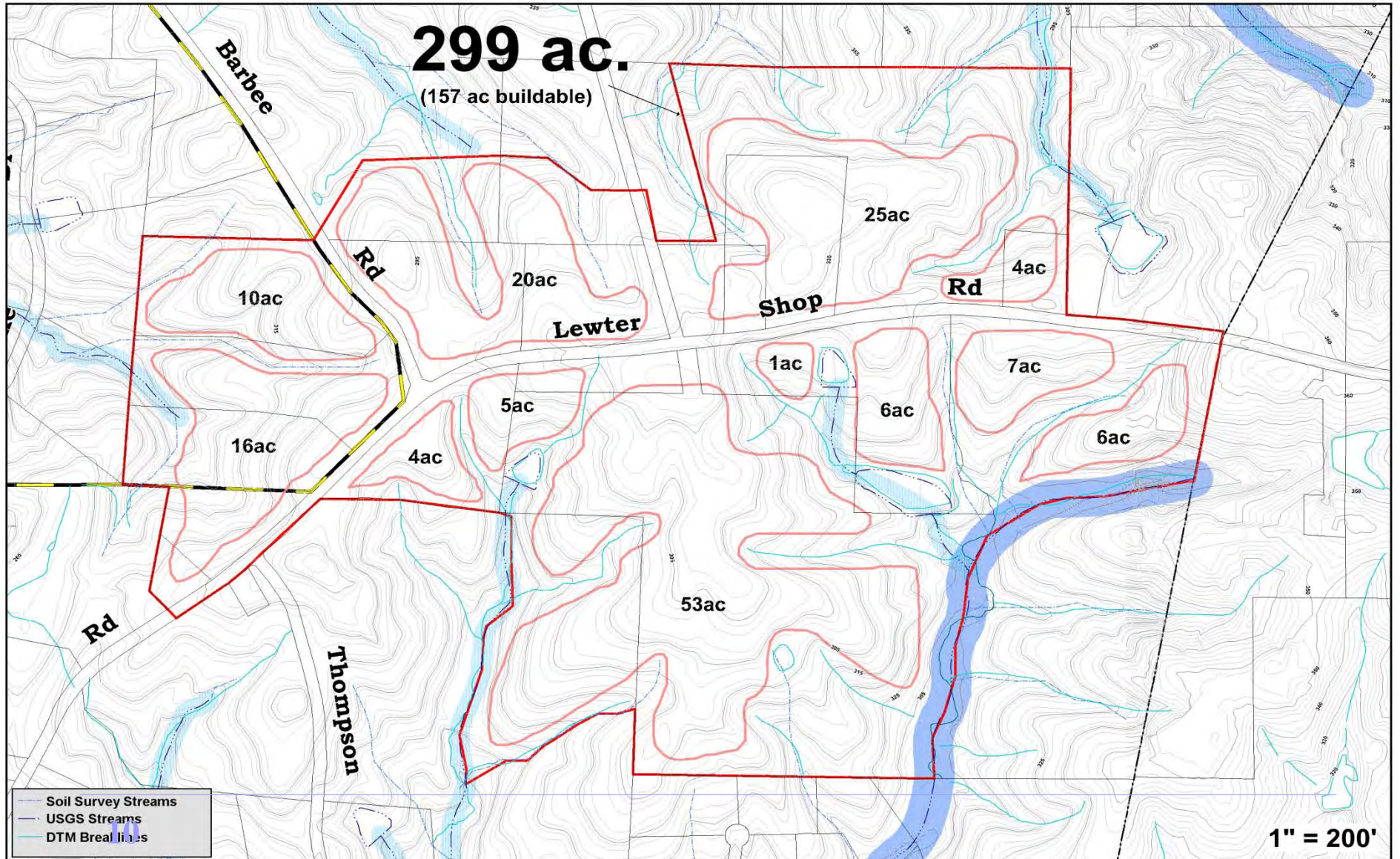
Lewter Shop Road/NC 751 Intersection (Topo/Stream)



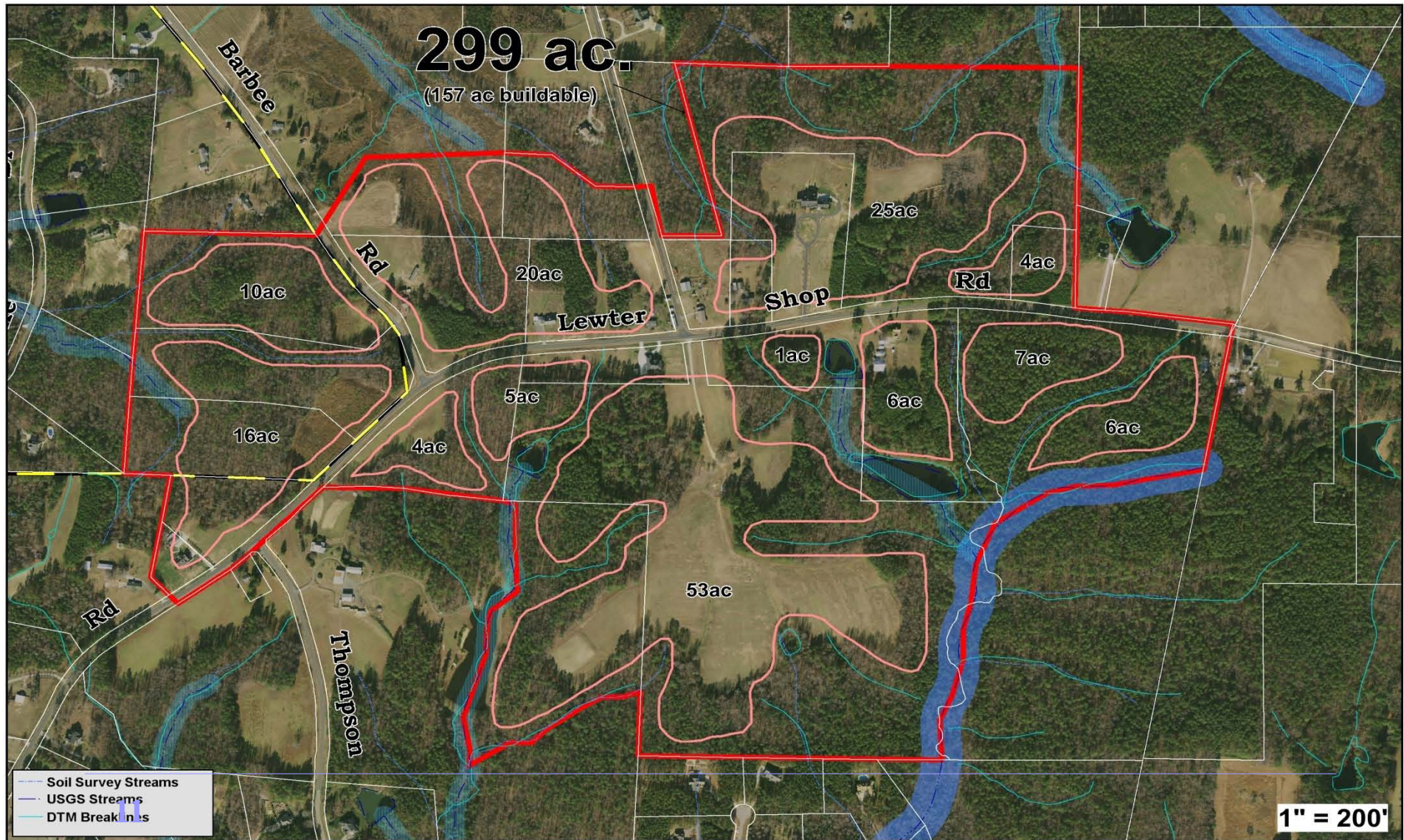
Lewter Shop Road/NC 751 Intersection (Aerial Photo)



Lewter Shop Road/County Line (Topo/Stream)



Lewter Shop Road/County Line (Aerial Photo)



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Committee Discussion

Where should the Employment Center be located?

Should there be one large Employment Center (Map 6) or two smaller Centers?

What Should the Size of the Center(s) be?

Approach for Activity Node Discussion

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Committee Discussion

What uses should be allowed in the Employment Center (office/institutional, retail, residential)?

Should the different uses be depicted on the map, or allowed anywhere within the Employment Center area?

What should the density (residential)/floor space (non-residential) of the Employment Center be?

Questions from Previous Discussions: Employment Center

- **Conceptual (“Floating”) Boundary or A Fixed Boundary?**
- **Use A Plan Amendment Process to Move Boundary from what’s shown?**
- **Impact of Conceptual/Floating Boundary on Intergovernmental Plan Interpretation**

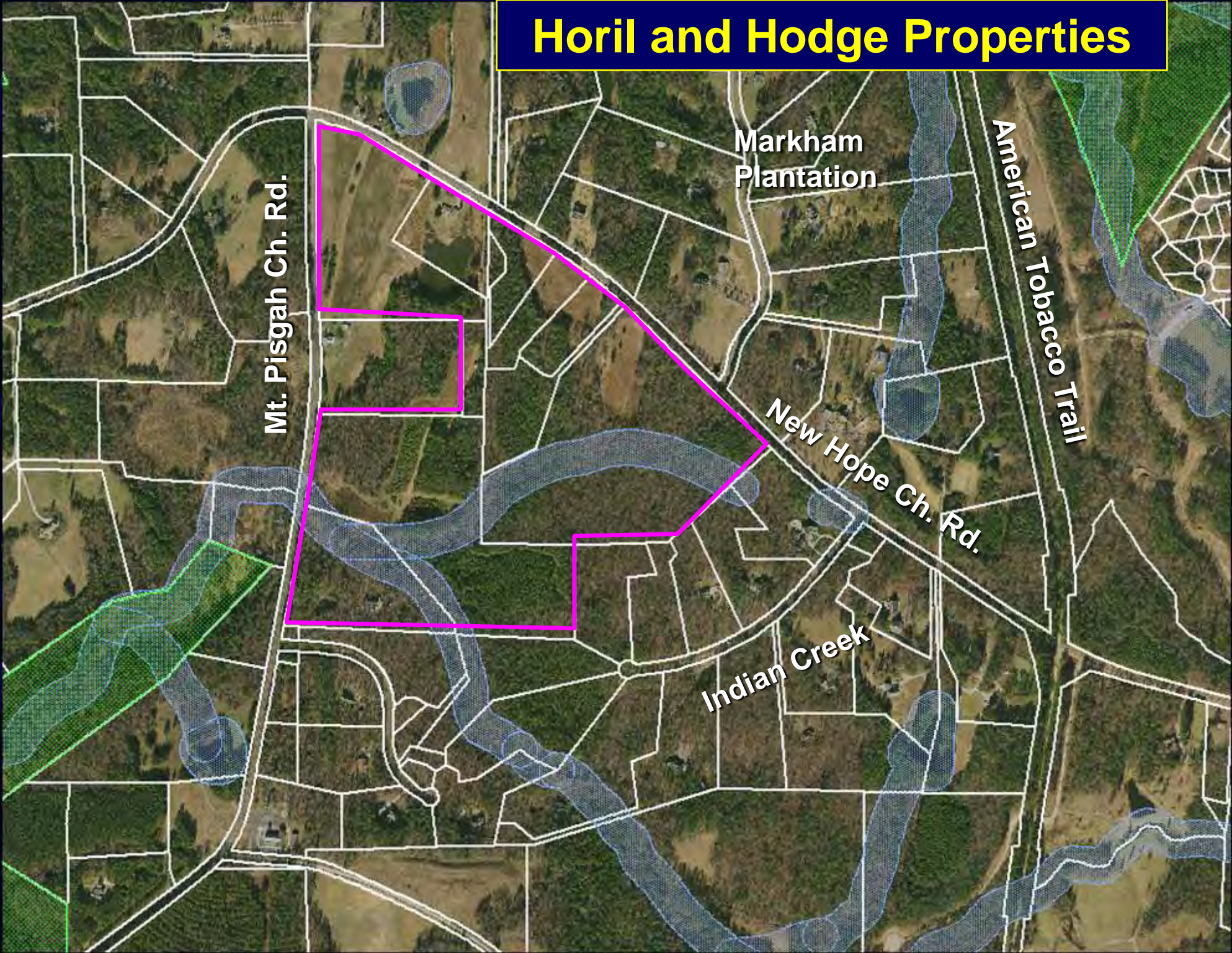
If Employment Center is Changed as Proposed

- What other changes are required on the Map?
- What do areas that were previously shown in the Mixed Use Node be designated?
- Should the Rural Buffer Boundary be moved?

Unresolved Map Change Requests

Horil / Hodge Properties

Horil and Hodge Properties



Mt. Pisgah Ch. Rd.

Markham
Plantation

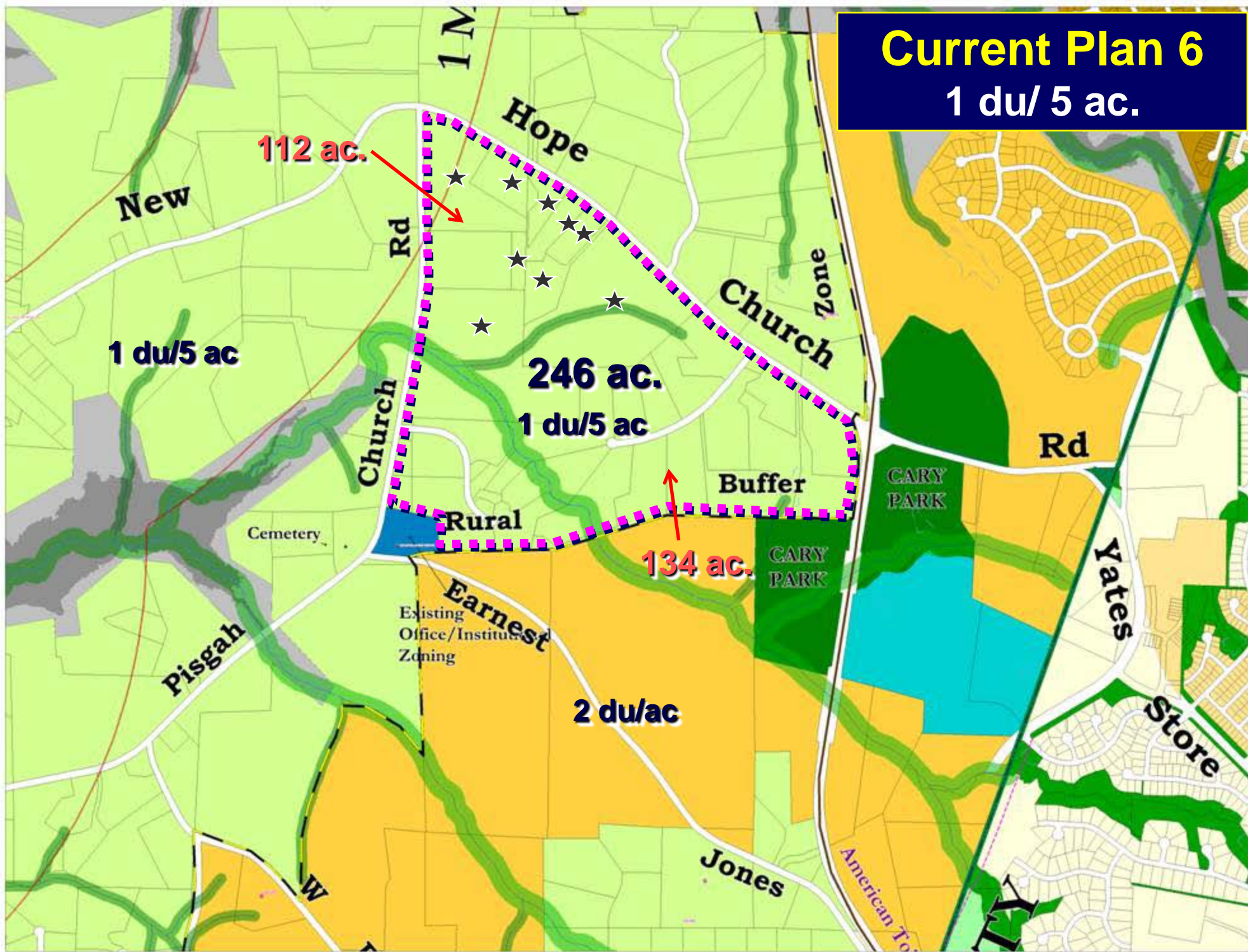
New Hope Ch. Rd.

Indian Creek

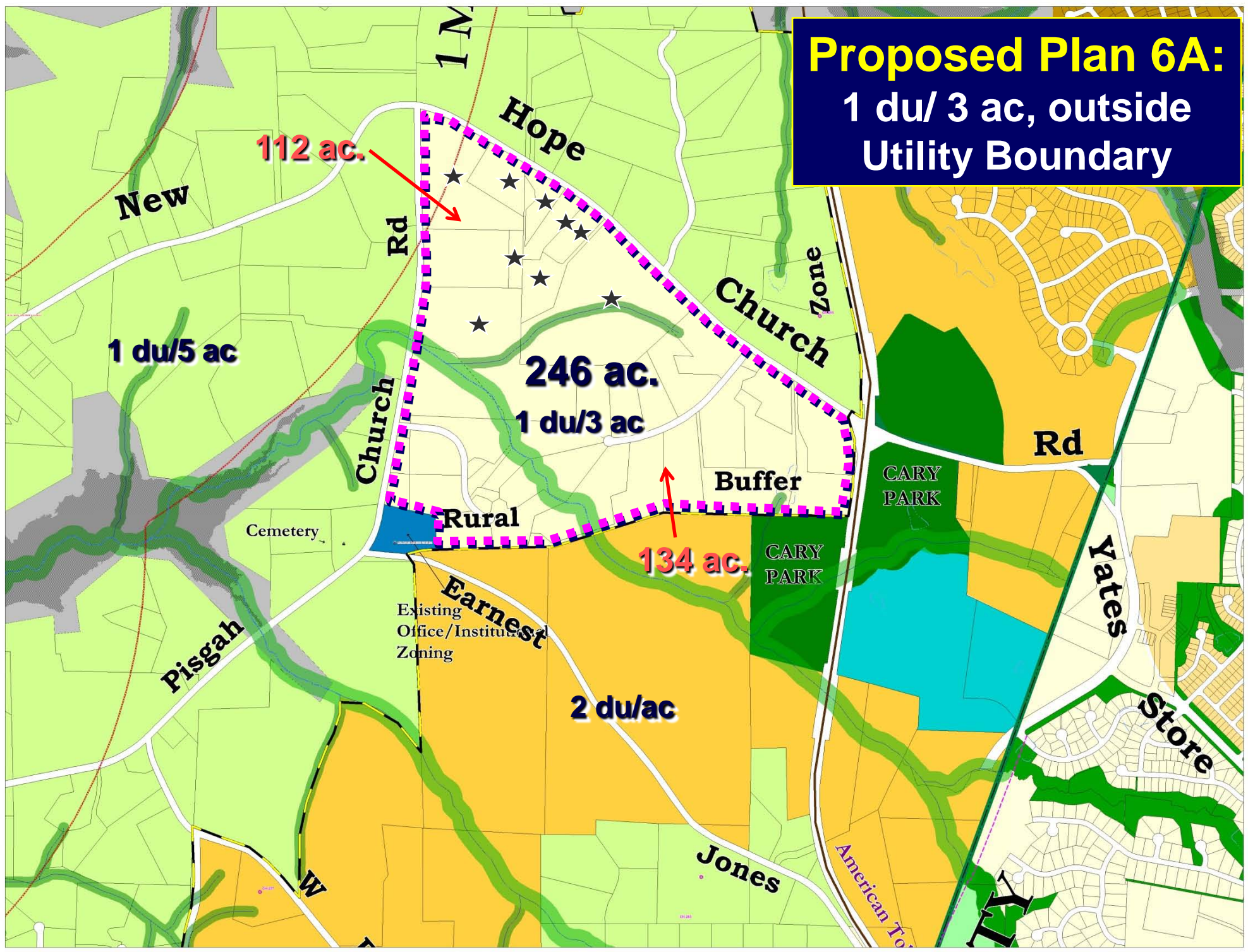
American Tobacco Trail

Current Plan 6

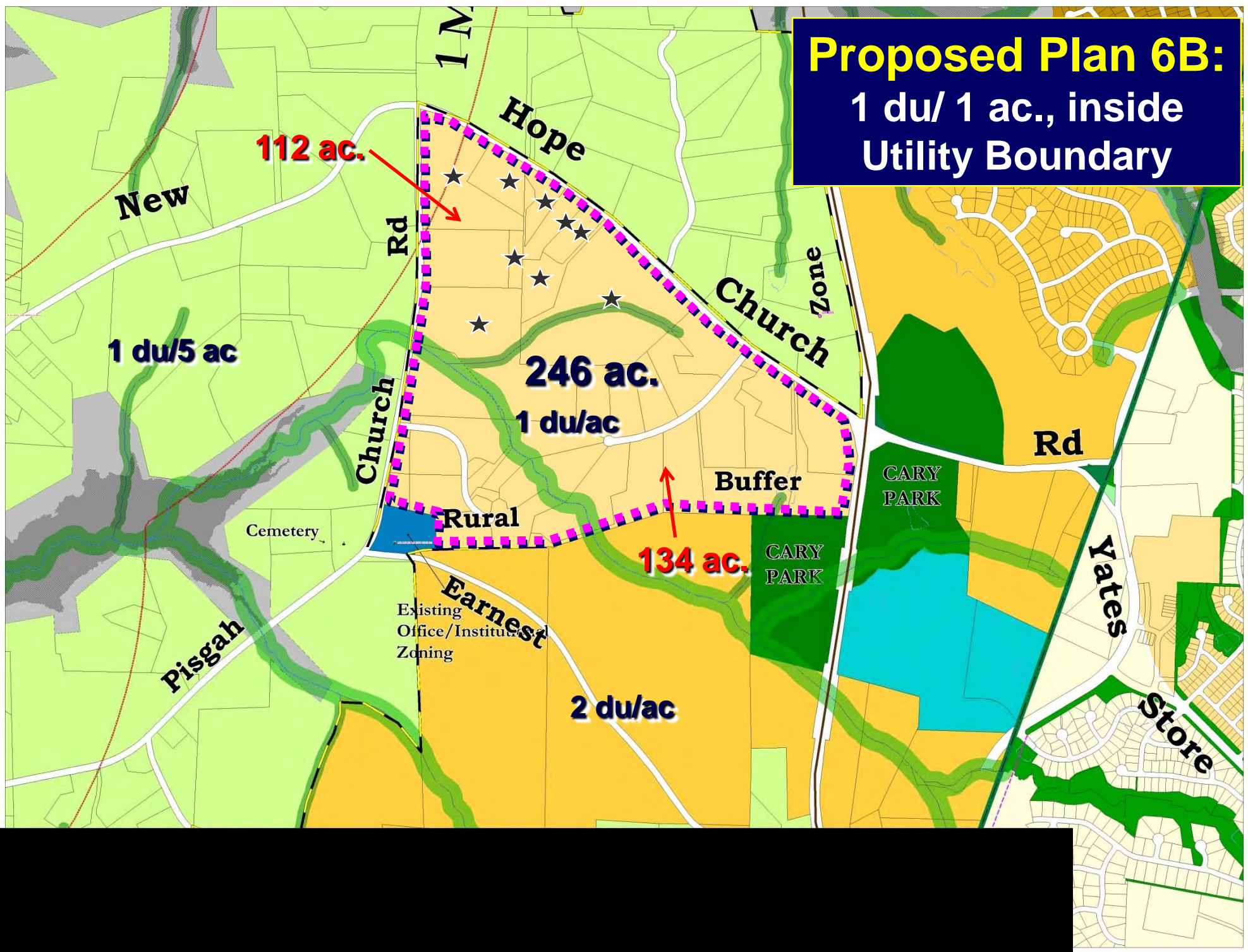
1 du/ 5 ac.



Proposed Plan 6A:
1 du/ 3 ac, outside
Utility Boundary

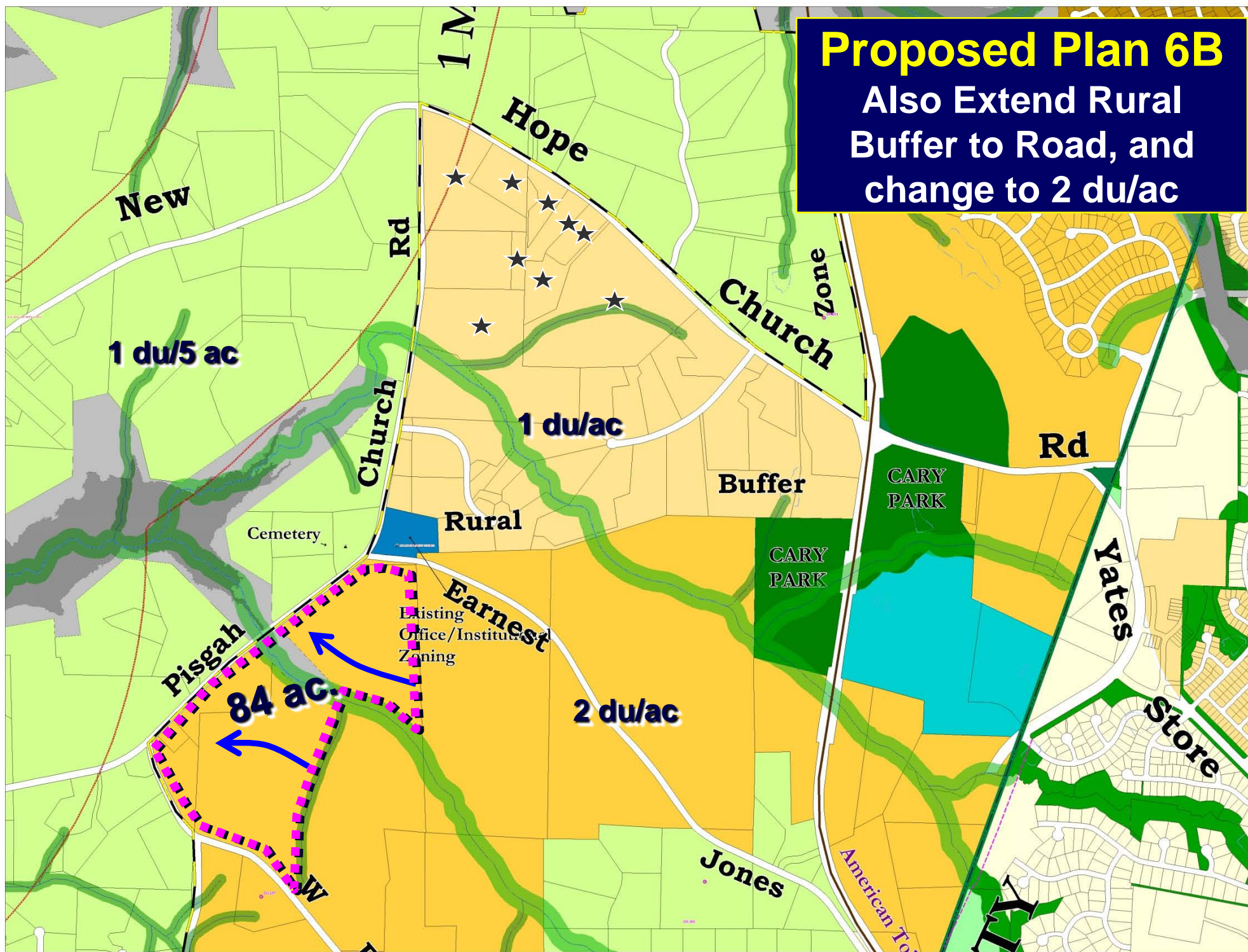


Proposed Plan 6B:
1 du/ 1 ac., inside
Utility Boundary



Proposed Plan 6B

Also Extend Rural Buffer to Road, and change to 2 du/ac



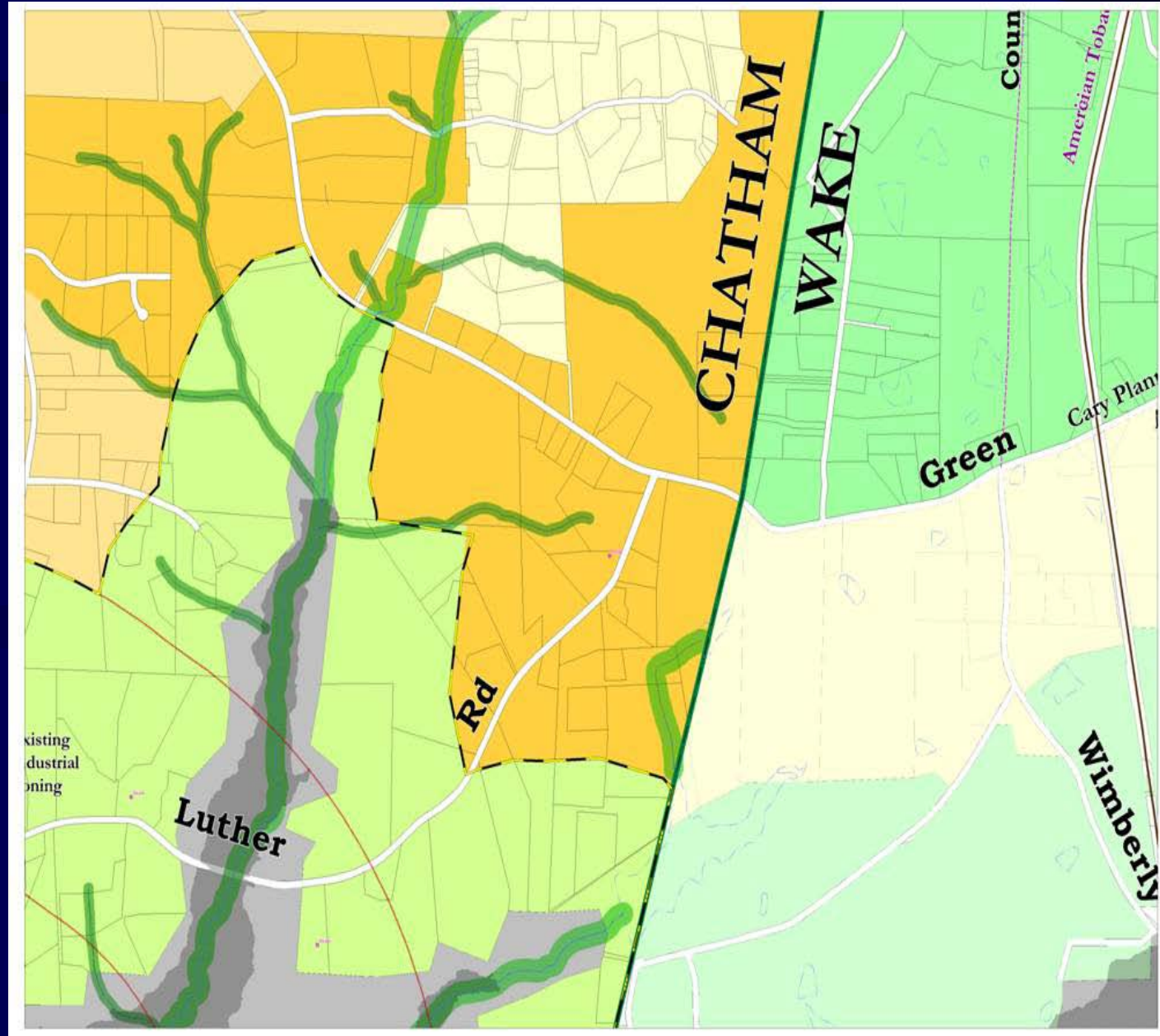
Unresolved Map Changes

Luther Road Area

Luther Road Properties

Current Draft
Plan:

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



Luther Road Properties

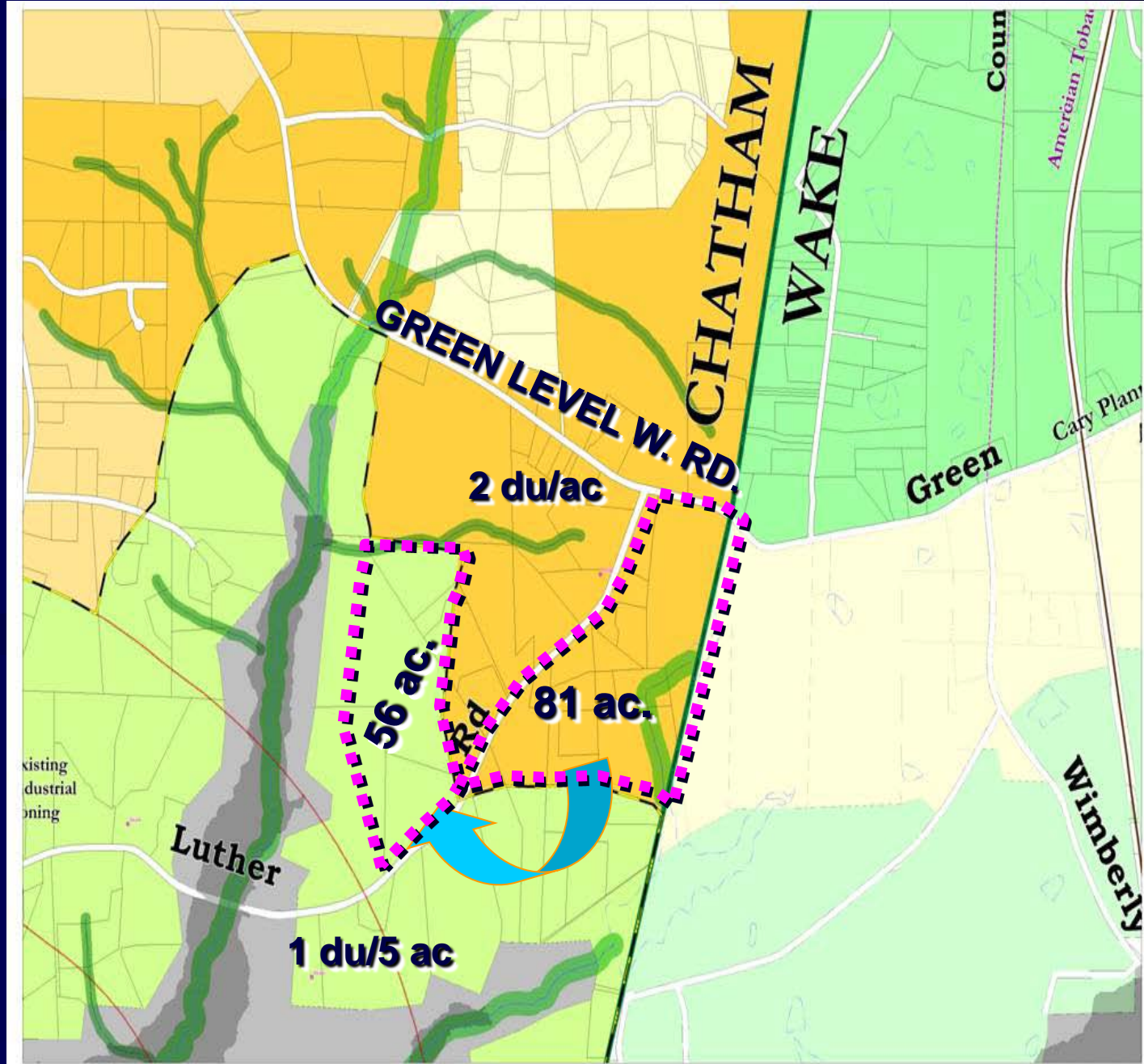
Staff Proposal:

Swap residential density:

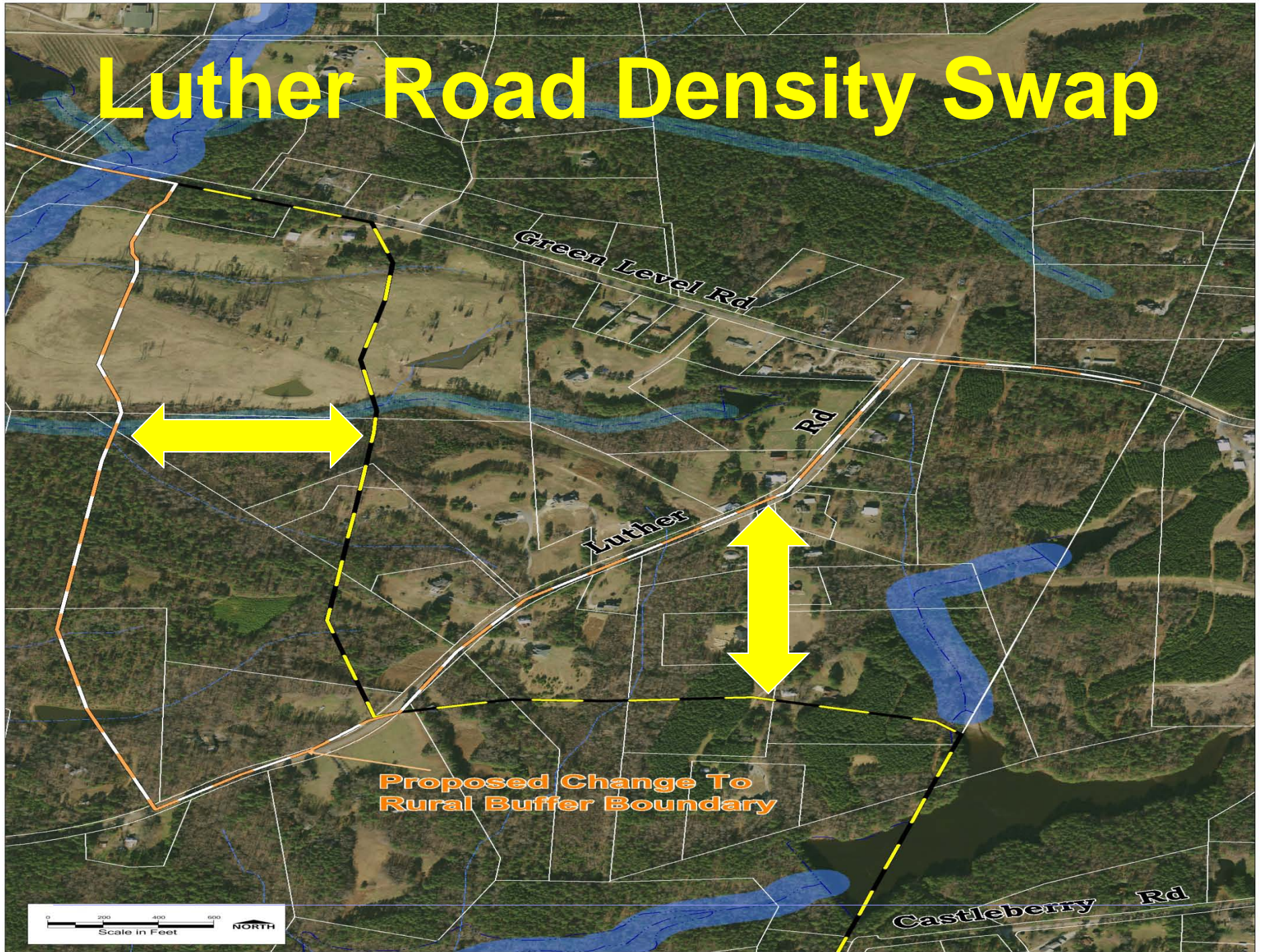
56 acres of 1 du/5 ac becomes 2 du/ac

81 acres of 2 du/ac becomes 1 du/5 ac

Rural Buffer Boundary Moved Accordingly



Luther Road Density Swap



Proposed Change To Rural Buffer Boundary

