

Chatham-Cary Joint Issues Committee

January 13, 2011

Agenda Item V.

Scope and Role of the Committee

- **Joint Issues Committee was formed at the May 13, 2009, Joint Meeting of the Board of Commissioners and Town Council**

Original Topics for Committee Action

1. Planning & Development

- The Joint Land Use Plan
- Environmental Protection & Stormwater Study
- Implementation: Zoning, Rezoning, Annexation

2. Infrastructure

- Western Wake Wastewater Treatment Facility
- Transportation (Roads)

3. Regional Planning & Coordination

- Transportation Planning – DCHC MPO
- Joint Planning with Orange County

4. Miscellaneous Items

- Tax Issues – Revaluation Cycle
- Transfer of Development Rights (TDR) Legislation for Chatham County Jurisdictions

Discussion:

Scope and Role of the Committee

- Any changes, additions, or deletions to the scope of the committee?

Agenda Item VI – History of the Joint Land Use Planning Effort

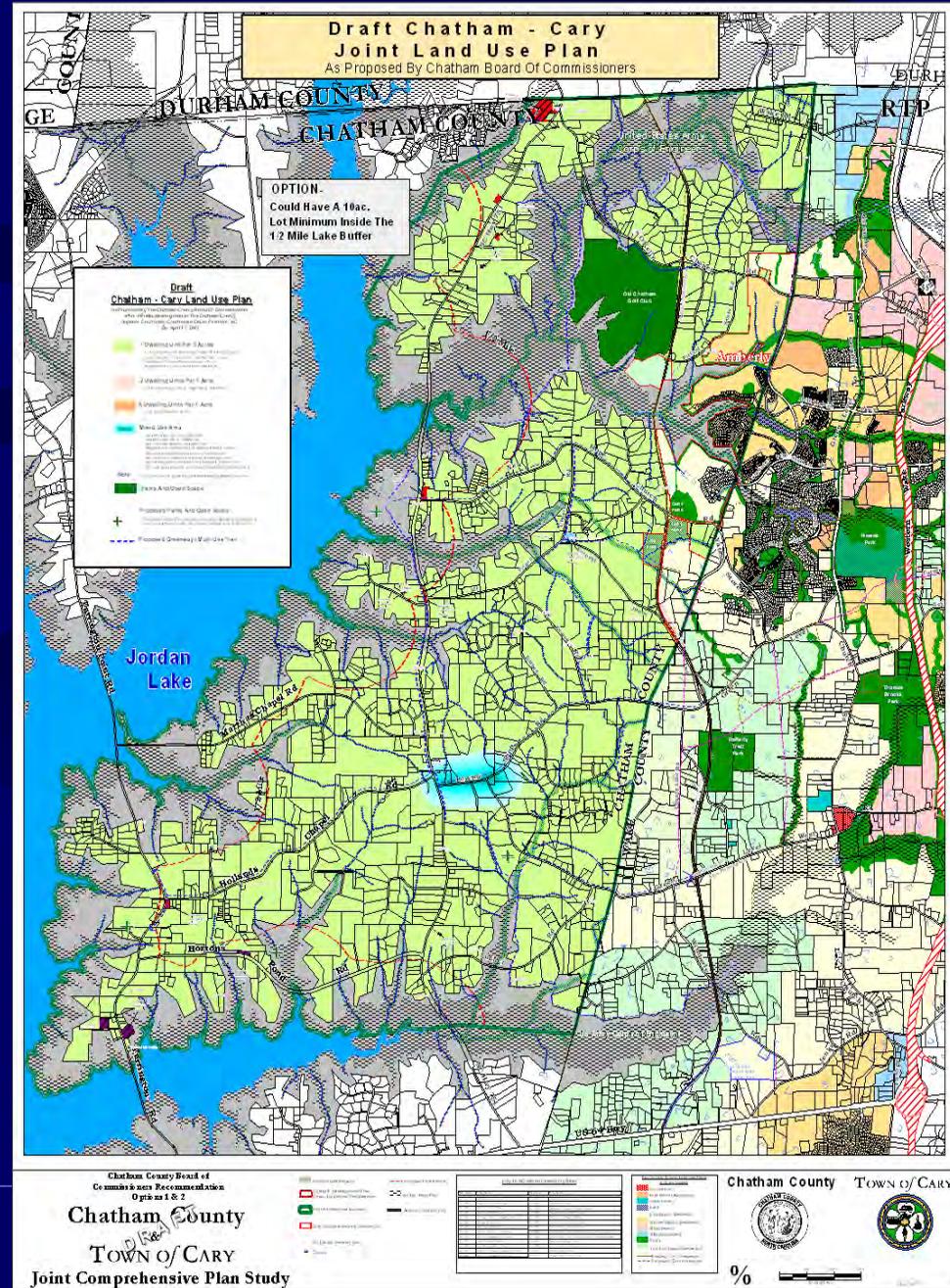
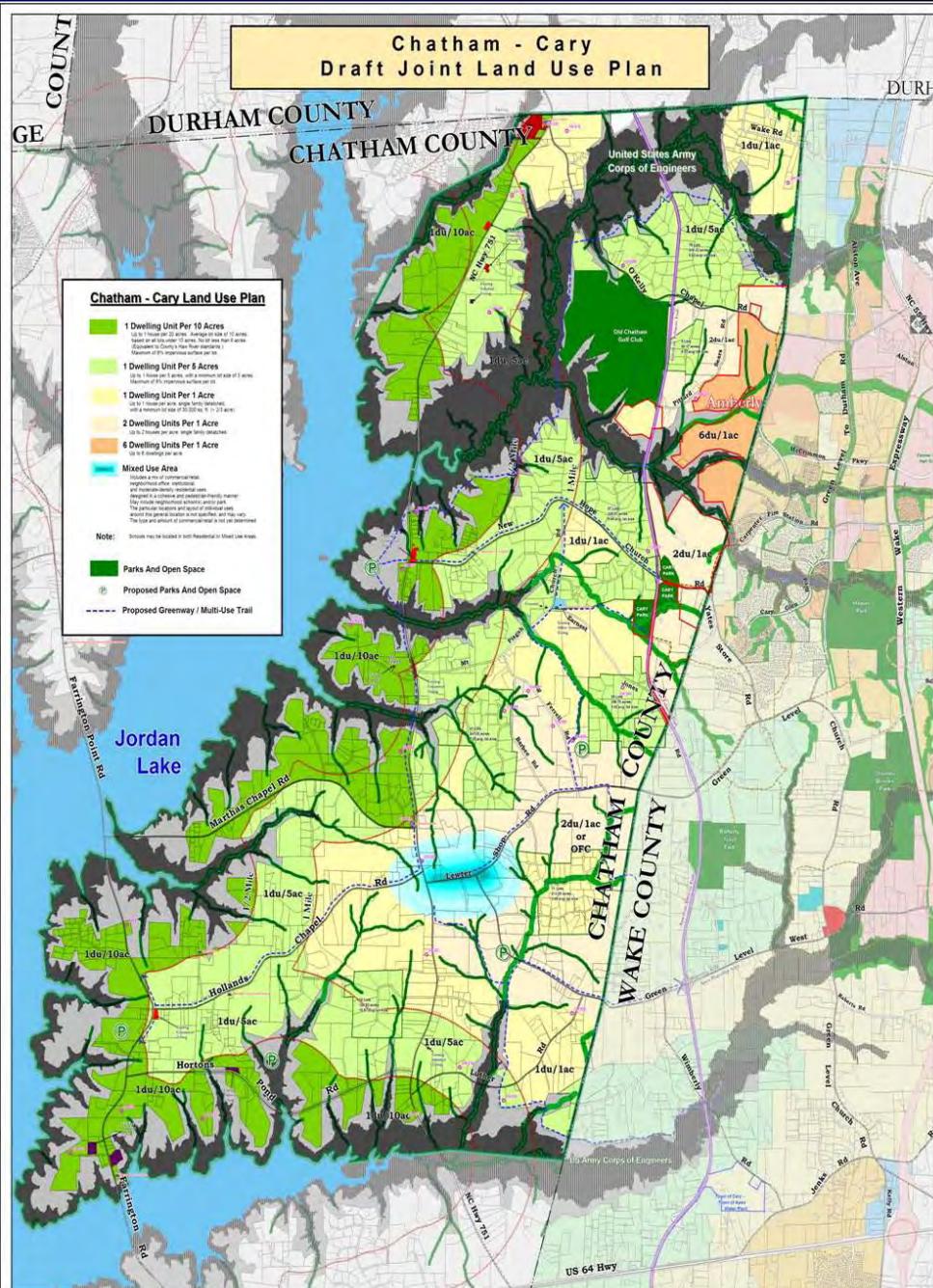
Milestone	Date
Cary Land Use Plan (1996). Includes areas within Chatham. Coordination w/ Chatham Planning Dept. & Econ. Development Dir.	Nov. 11, 1996
Southwest Area Plan. Responding to Chatham concerns, Cary excludes portions of Chatham from the area plan study.	Summer 2003
Joint Board-Council Meeting. Agreed to work on a joint plan.	Mar. 22, 2004
Joint Planning Delayed. Chatham advises Cary they are too busy with other projects to work on a joint plan	July 2004
Joint Resolutions passed by Chatham and Cary for development of a Joint Plan by Sep. 2006, and a moratorium on annexations.	Dec. 12 & 15, 2005
Joint Community Meeting #1. Kick-off community meeting.	June 7, 2006
Joint Community Meeting #2. Joint Staff presents Plan Option 1 and Plan Option 2 for public feedback.	Oct.17, 2006

History of the Joint Land Use Planning Effort

Milestone	Date
Joint Work Session #1. Commissioners & Council review a Revised Joint Staff Draft Plan.	Feb. 20, 2007
Chatham BoC Public Hearing. BoC holds their own public hearing on the joint staff Draft Plan	April 17, 2007
Chatham BoC Draft Plan. BoC proposes their own plan to Cary	May 7, 2007

Feb. 2007 Revised Staff Plan

May 2007 BoC Plan

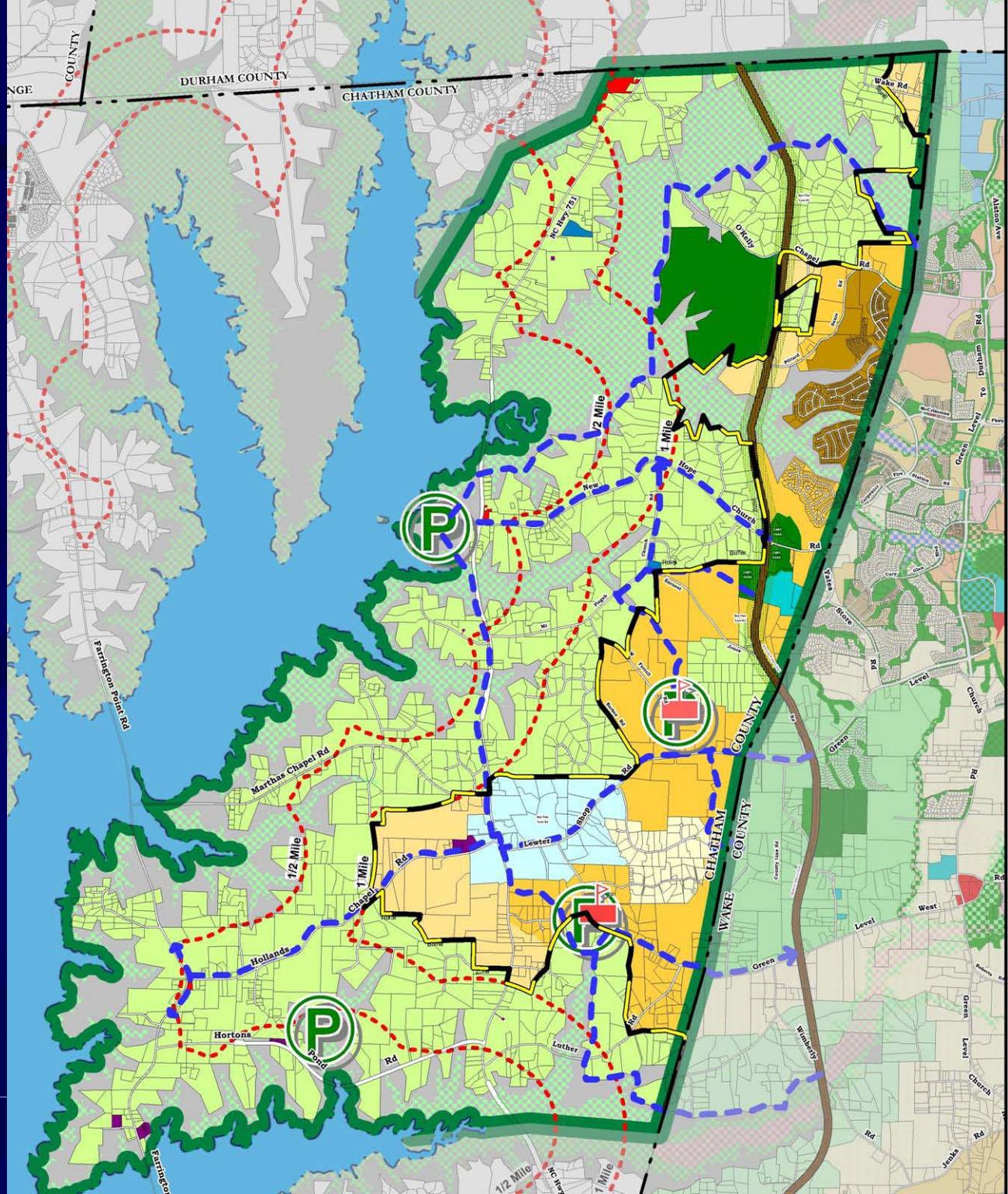


History of the Joint Land Use Planning Effort

Milestone	Date
Watershed Impact Model. Cary-initiated study of the relative stormwater runoff impacts for the Joint Staff Plan and the BoC Plan	Dec. 2007 to Dec. 2008
Joint Work Session #2. Commissioners and council appoint JIC. JIC to report recommendations by September 2009.	May 13, 2009
JIC Meetings 1-5. JIC develops draft Plans 1, 2a, 2b, 2c, 3, 4a, 4b, 5	June-Aug. 2009
Chatham BoC Community Meeting. Held by Chatham only.	Aug. 2009
Joint Work Session #3. Council and Commissioners review JIC's Draft Plan #5. Draft Plan #5 sent to joint community meetings.	Sep. 17, 2009

JIC Draft Plan #5

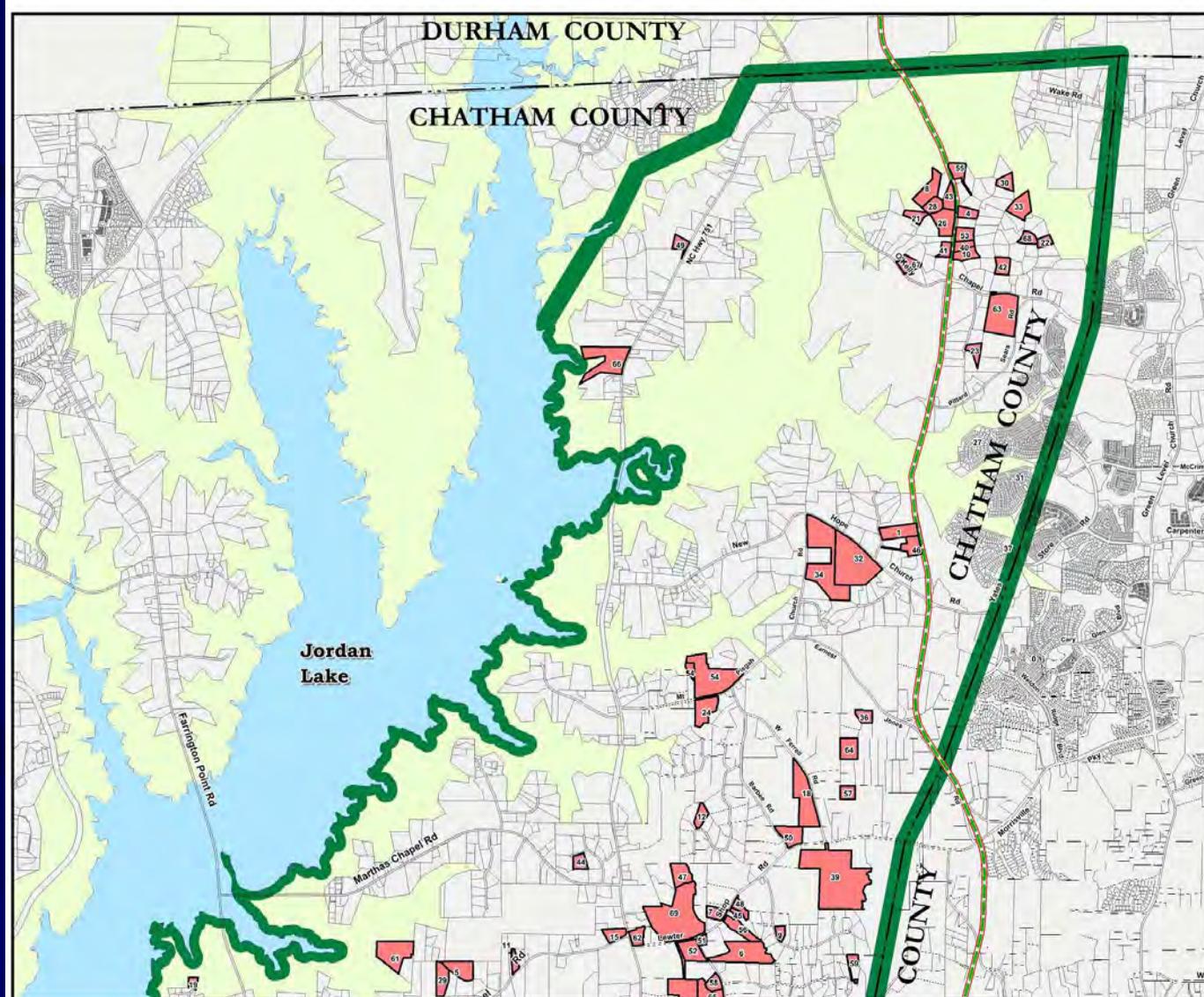
(Presented At
Nov. 2009
Community
Meetings)



History of the Joint Land Use Planning Effort

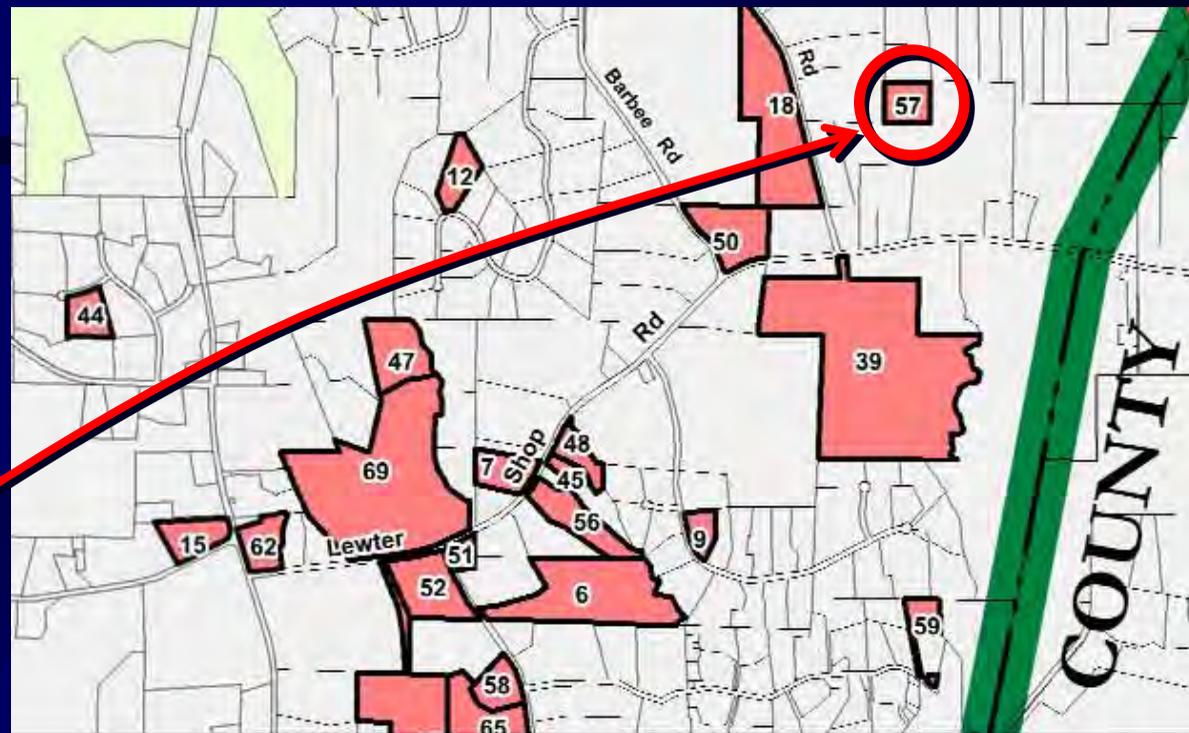
Milestone	Date
Joint Community Meeting #3. Draft Plan #5 presented to public.	Nov. 18 & 30 2009
Joint Subcommittee Meetings #6 and #7. Staff provides overview & detail of public input. Comments mapped.	Dec. 11, 2009 & Feb. 4, 2010
Joint Subcommittee Meeting #8. Begin discussions of citizen map change requests from Nov. 2009 meeting. Presentation by CCP on Conservation Plan. JIC requests more environmental info.	Mar. 18, 2010

Commenting Properties From Nov. 2009 Community Meetings



Commenting Properties

- Each Property Was Indexed To A Summary Comment Table

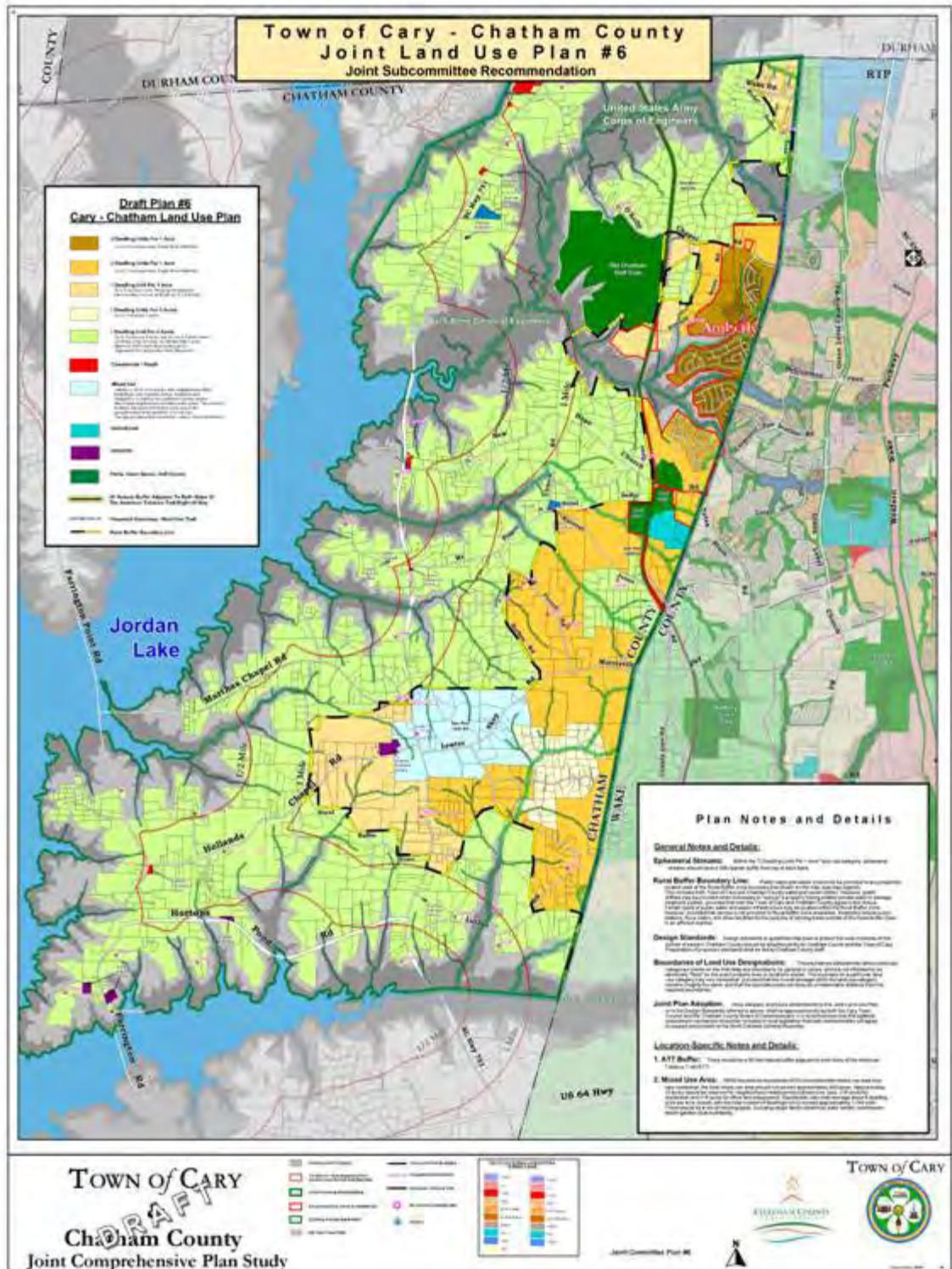


				CITIZEN COMMENTS BY TOPIC			
Map Index Number	Owner Name	Approx. Acreage	Physical Address	Requested Land Use Changes (for Respondent's Property)	Requested Land Use Changes (for Others' Property)	Mixed Use (MXD) Node	ATT
55	Dave Swanson	6	80 Topaz Jewel Court Durham, NC 27713 (Hills of Rosemont)	Opposed to ATT Buffer on his property.			Opposed to Wants exist grandfather
56	Bette 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	
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.		

History of the Joint Land Use Planning Effort

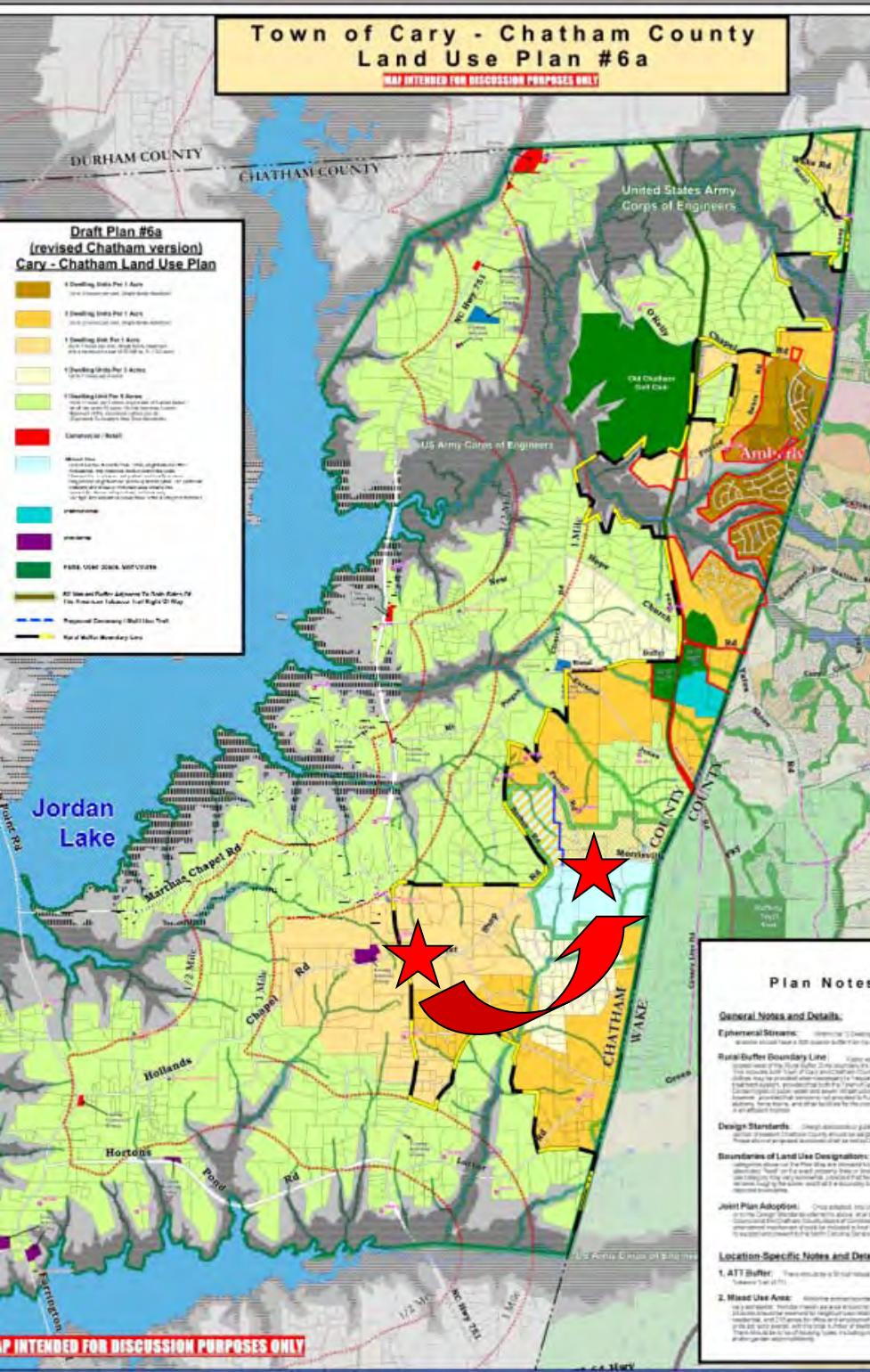
<p>Joint Subcommittee Meeting #9. Cont. discussion of citizen change requests, rural buffer, MXD node. Resolved Greenways, Trails, & Schools issues. Endorsed plan document outline.</p>	<p>April 15, 2010</p>
<p>Joint Subcommittee Meeting #10, 11, 12. Cont. discussion of citizen change requests; rural buffer; MXD node definition, size, location. BoC members propose Plan Map 6A. Cary proposes 6B.</p>	<p>May 18, 2010</p>

New Plan Draft #6 (May 2010)



Town of Cary - Chatham County
Land Use Plan #6a

MAP INTENDED FOR DISCUSSION PURPOSES ONLY



Chatham Plan 6A

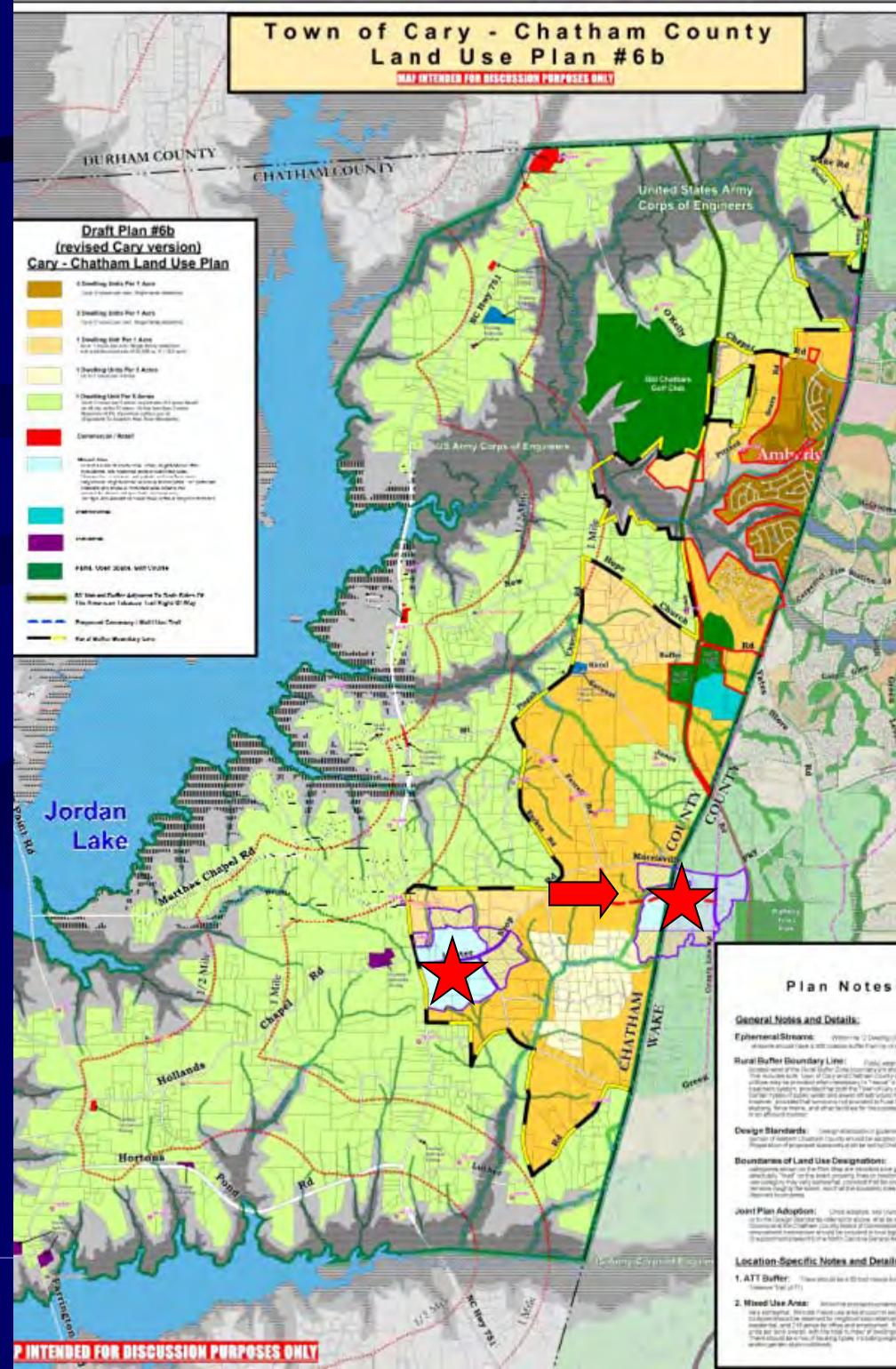
(May 2010)

- Moves MXD Node Eastward
- Assigns New Densities To Original MXD Site

Cary Plan 6B

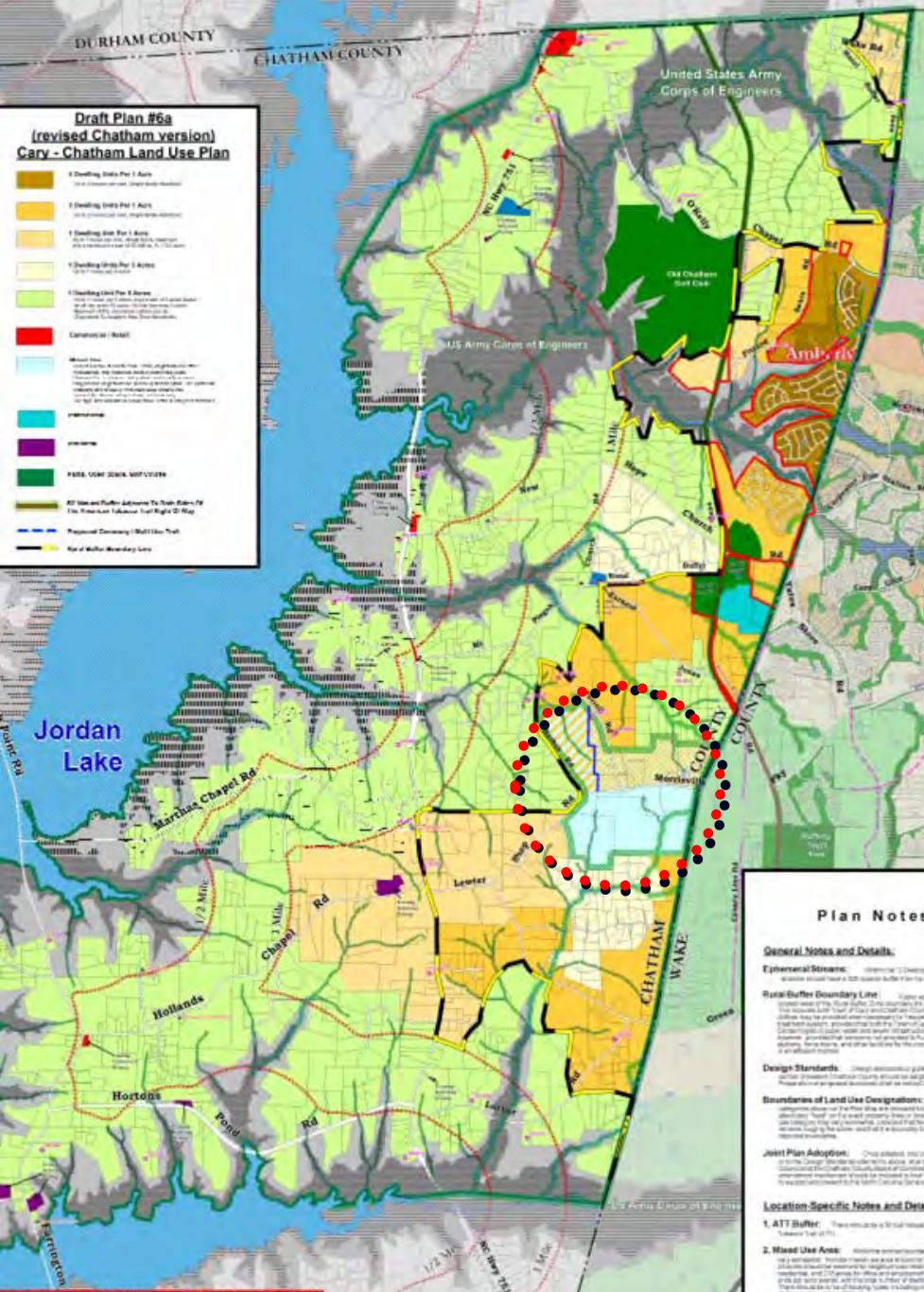
(May 2010)

- Maintains The Plan 6 MXD Node, But Reduces Size
- Keeps The Plan 6B County Line Node, But Moves It Farther East, Reduces Its Size



Town of Cary - Chatham County Land Use Plan #6a

MAY INTENDED FOR DISCUSSION PURPOSES ONLY



Draft Plan #6a (revised Chatham version) Cary - Chatham Land Use Plan

- 1. **Designation: Single-Family Detached**
- 2. **Designation: Single-Family Attached**
- 3. **Designation: Medium-Density Residential**
- 4. **Designation: High-Density Residential**
- 5. **Designation: Office/Professional**
- 6. **Designation: Retail**
- 7. **Designation: Industrial**
- 8. **Designation: Public Use**
- 9. **Designation: Forest/Conservation**
- 10. **Designation: Wetlands**
- 11. **Designation: Water**
- 12. **Designation: Other**

Map Symbols:

- 1. **ATF Buffer:** 100-foot buffer around the ATF Right-of-Way
- 2. **Proposed Boundary (Solid Line):** Proposed boundary (Solid Line)
- 3. **Rural Buffer Boundary Line:** Rural Buffer Boundary Line

Plan Notes

General Notes and Details:

General Notes: This plan is intended to provide a framework for the future development of the Town of Cary and Chatham County. It is subject to change and should be used in conjunction with the local zoning ordinances.

Rural Buffer Boundary Line: The Rural Buffer Boundary Line is established to protect the rural character of the area and to provide a buffer between the rural and urban areas. It is shown as a red dashed line on the map.

Design Standards: All development within the plan area must comply with the design standards set forth in the local zoning ordinances. These standards include setbacks, lot coverage, and building height restrictions.

Boundaries of Land Use Designations: The boundaries of the various land use designations are shown on the map. These boundaries are subject to change and should be used as a guide only.

Joint Plan Adoption: This plan is intended to be adopted by both the Town of Cary and Chatham County. It is subject to the approval of both governing bodies.

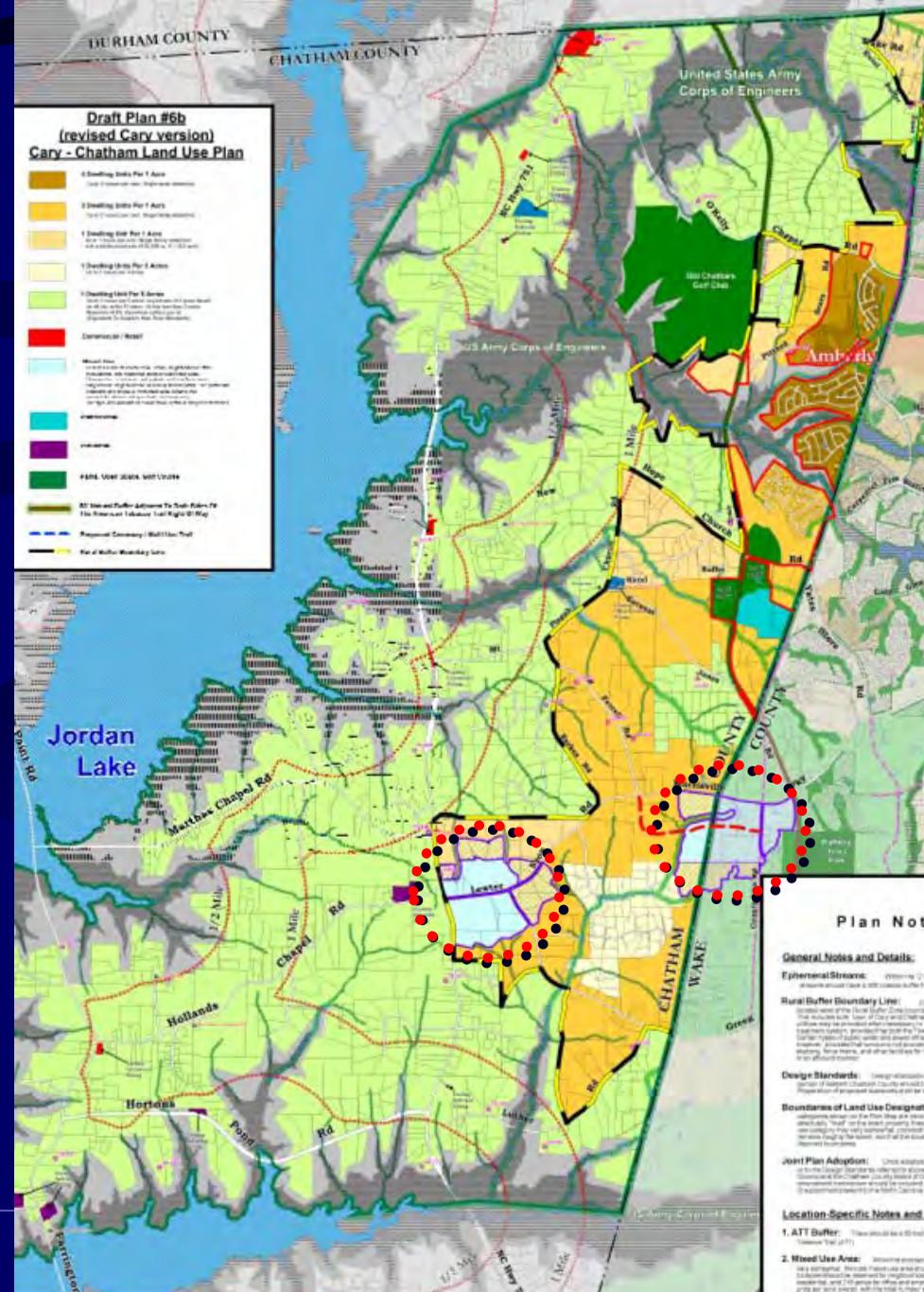
Location-Specific Notes and Details:

- 1. ATF Buffer:** 100-foot buffer around the ATF Right-of-Way
- 2. Mixed Use Area:** This area is intended for mixed-use development, including residential, commercial, and public uses. It is shown as a purple area on the map.

MAY INTENDED FOR DISCUSSION PURPOSES ONLY

Town of Cary - Chatham County Land Use Plan #6b

MAY INTENDED FOR DISCUSSION PURPOSES ONLY



Draft Plan #6b (revised Cary version) Cary - Chatham Land Use Plan

- 1. **Designation: Single-Family Detached**
- 2. **Designation: Single-Family Attached**
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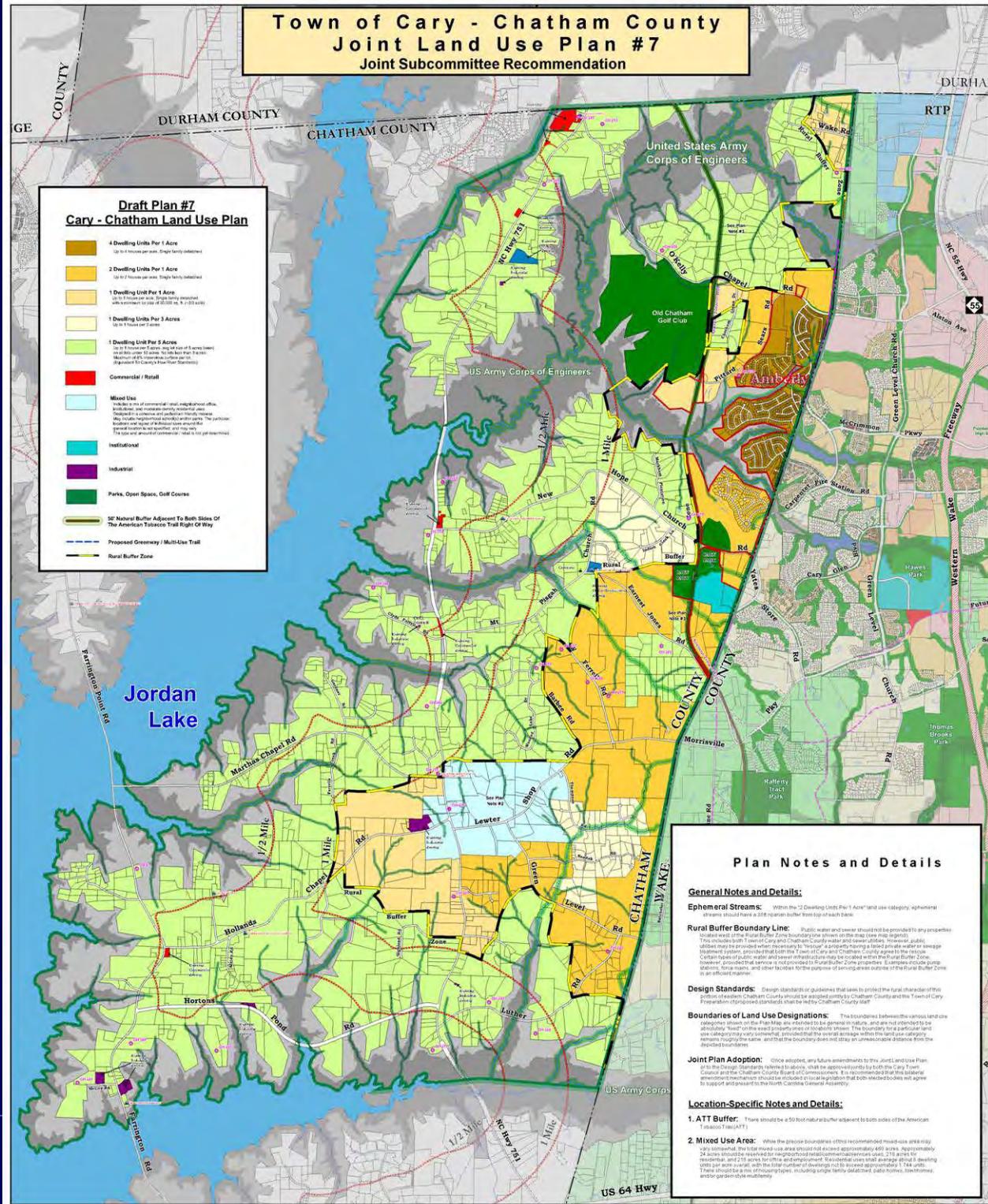
Joint Subcommittee Meeting #13. Cont. discussion of citizen change requests; rural buffer; MXD node definition, size, location. Staff updates to Draft Plan #7 and Discussion Map 7. Request by BoC members for public input sessions in Sep. or Oct. 2010.

June 11, 2010
July 13, 2010
Aug. 19, 2010

Working Draft #7

- Reflects Only Those Changes Which Seem To Be Agreed Upon To Date By The JIC

Town of Cary - Chatham County Joint Land Use Plan #7 Joint Subcommittee Recommendation



Agenda Item VI. c. – Resolved Plan Issues

- **Some Landowner/Citizen Map Change Requests**
- **Exclusion Of Specific Parks, Greenways, And Schools Facilities Locations And Specifications From the Plan**
- **Reduction Of ATT Buffer Width; Clarification Of Buffer Applicability**
- **Outline For The Plan Document**

Agenda Item VI. d.

Current Unresolved Issues

- **Some Map Change Requests** From Landowners/Citizens
- **Some Map Change Suggestions** From Staff, JIC Commissioners, JIC Council Members
- **Rural Buffer Boundary** / Urban Services Area: Boundaries, Definition, Rescues
- **Mixed Use Node** (Employment Node): Location, Size, Density, Mix, Uses, Ext. Buffer
- **Plan Implementation** Policies & Processes: Rezoning, Site/Sub Plans, Annexation Requests, Utilities
- **Joint Bill**

Agenda Item VI. e.

Last Project Schedule (See Handout)

- **Aggressive Schedule Proposed in June/July 2010 Estimated At Least 9 More JIC Meetings**
- **Earliest Date For Public Hearings Would Be July 2011, Or Oct. 2011 If Public Meetings Required For Plan Document**
- **If Project Resumes Today, There Is At Least A 6-Month Extension To Schedule; Hearings Would Be in Jan. or Apr. 2012**

Agenda Item VII.

Key Questions For The Committee

- a. Do You Wish To Continue The Joint Planning Effort?**
- b. From What Point In The Process To Date Should We Resume A Joint Planning Effort? (Should Any Decisions To Date Be Revisited?)**
- c. Are There New Or Additional Issues, Not Previously Identified?**
- d. Are There Any Modifications To Project Scope? (e.g., Design Guidelines?)**
- e. Should We Maintain The Previous Roles Of The Joint Staff And The Committee In Resolving Planning Issues? (i.e., Staff Moderates And Informs The Issues, But Does Not Develop The Plan Map Or Bring Forth Recommendations)**

Agenda Item VIII – Next Steps

- a) Date(s) For Future Committee Meetings**
- b) Designation Of Committee Co-Chairs**
- c) Topic(s) For The Next Committee Meeting**
- d) Staff Revision Of The Project Schedule For The Joint Area Plan**