

Chatham-Cary Joint Issues Committee

February 16, 2011

1

Agenda

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes
- IV. Designation of Committee Co-Chairs

2

V. Discussion of Joint Land Use Plan Draft Map #5

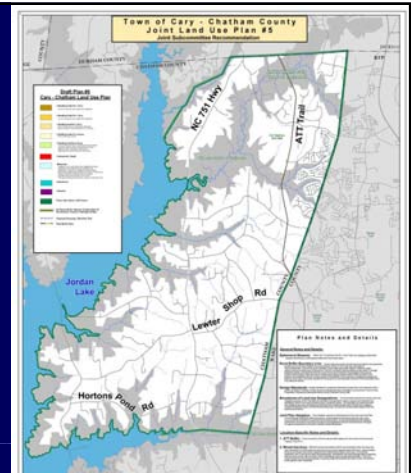
Background & Context

3

The Joint Plan Boundaries

Corps: 6,082 ac.
Other: 12,052 ac.

Total: 18,134 ac.



4

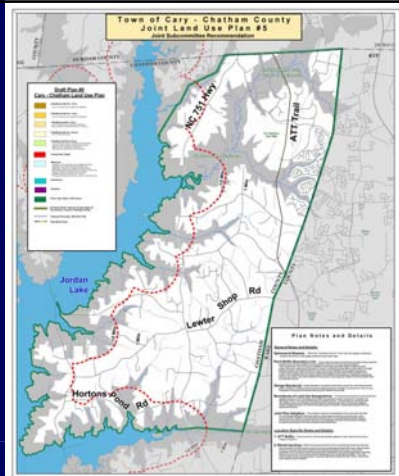
State 1/2 Mile Critical Area

Jordan Lake Is A WS-IV Water Supply

Within The 1/2 Mile Critical Area:

Low Density Option:
1 du / 1/2 ac. or 24% impervious

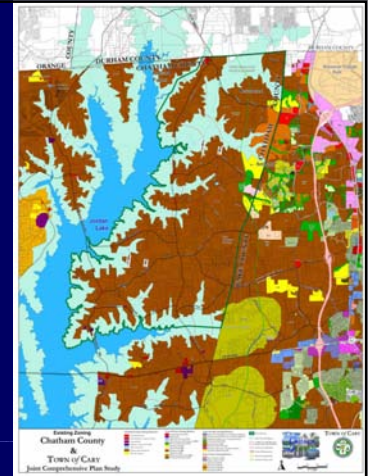
Hi Density Option:
24-50% impervious



5

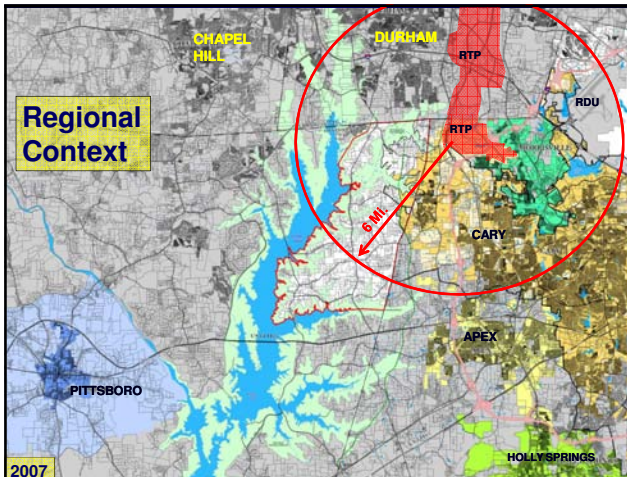
Existing Conditions

- Most of Study Area Zoned R1 (c. 2007)



6

Regional Context

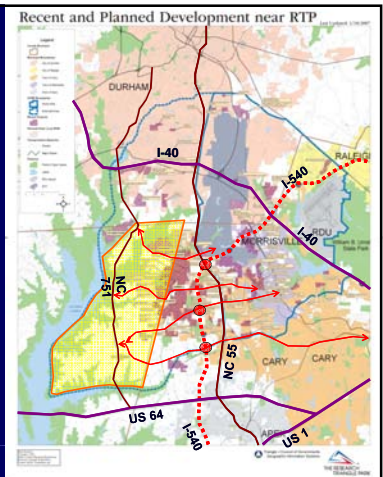


2007

Transportation Context

- RTP Web Map ➔
- I-40
- NC Hwy 55
- US Hwy 1 & 64
- NC Hwy 751
- Future I-540 / Western Wake Pkwy
- Thoroughfare Connections

8



2006 Information From NC Wildlife Resources Commission

- ⇒ Nature Conservancy EcoRegional Portfolio Adjacent to Game Lands
- ⇒ 150-Yard Hunting Buffer Next To NC Game Lands
- ⇒ Jordan Game Land Burn Blocks and ½ Mi. Buffer
- ⇒ Natural Heritage Inventory Sites
- ⇒ ATT Wildlife Corridor

9

2006 Feedback From NC WRC

- **Density Transitions**
- ⇒ Use “Zoning Extremes,” e.g.:
- ⇒ 5-10 ac. lots near lake, then...
- ⇒ ...“Jump” to Higher Densities Going East

10

Agenda

V. Discussion of Joint Land Use Plan Draft Map #5

a. Overview of Draft Map #5...

11

Elements of Joint Plan #5

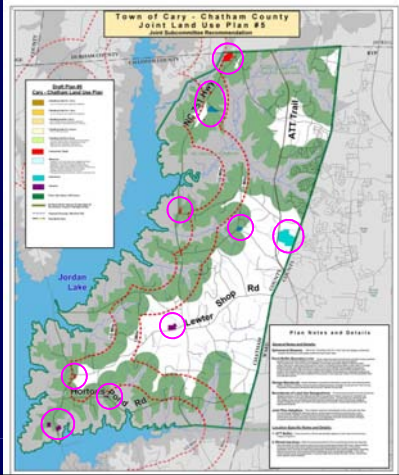
The Map 5 Framework Began With Identification Of ...

- Corps Land (6,082 ac. in Study Area)
- ½ Mi. Lake Buffer
- 1 Mi. Lake Buffer
- ¼ Mile Buffer Around the COE Buffer Property.

12

Elements of Joint Plan #5

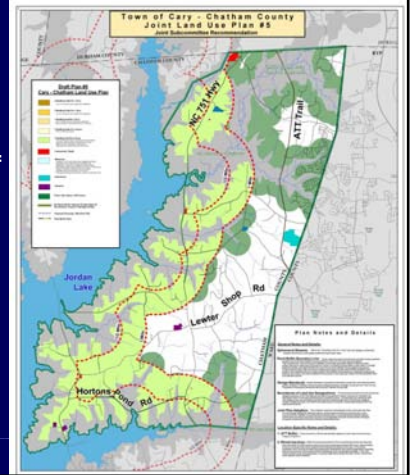
JIC 1st Decided That Plan #5 Would Reflect Areas Where Up-Zonings Had Already Occurred.



Elements of Joint Plan #5

The Designation Of 1 Dwelling per 5 Acres Was Extended To The 1 Mile Buffer.

(totals 4,687 ac.)

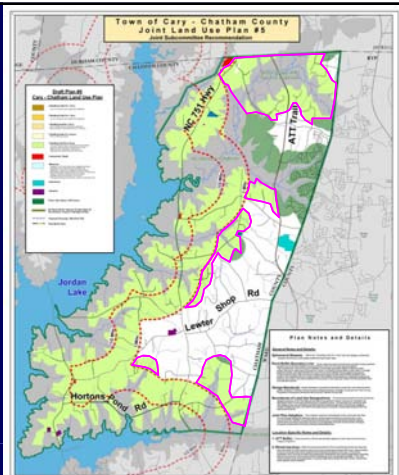


Elements of Joint Plan #5

The 1 Dwelling / 5 Ac. Designation Was Extended To Most Of The Land Within 1/4 Mile Of COE Property.

(Except For Existing Cary Limits, Old Chatham Golf Club)

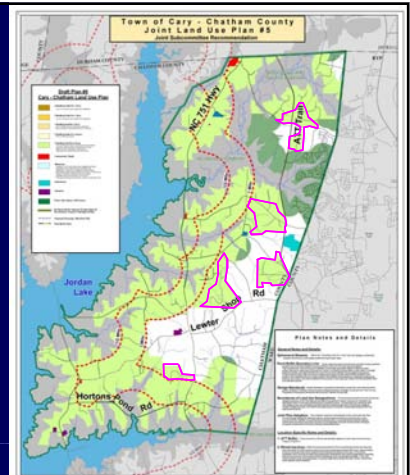
(+1,646 ac.)



Elements of Joint Plan #5

Other Large-Lot Subdivisions Were Also Designated 1 Dwelling per 5 Acres

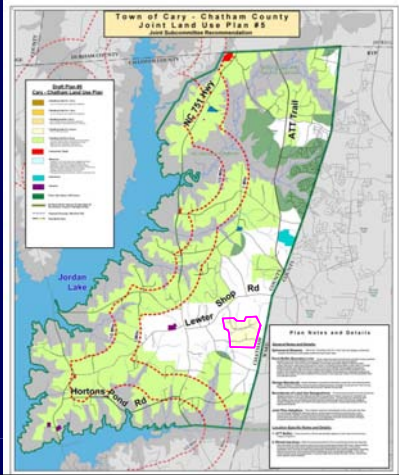
(+ 962 ac.)



Elements of Joint Plan #5

Another Existing Large-Lot Subdivision Was Designated 1 Dwelling per 3 Acres.

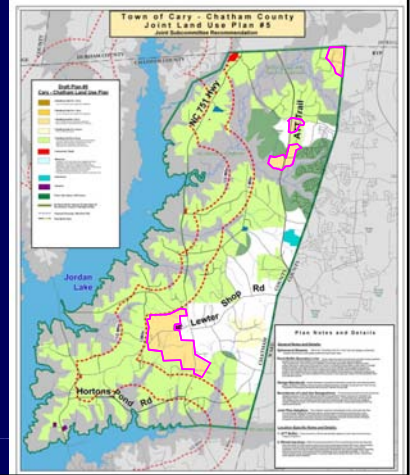
(213 ac.)



Elements of Joint Plan #5

Transition Areas Were Designated 1 Dwelling per 1 Acre

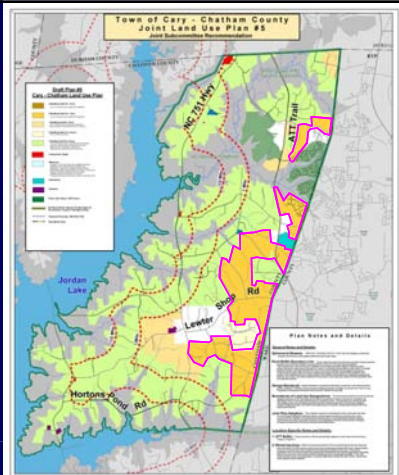
(761 ac.)



Elements of Joint Plan #5

Eastern-most Areas Were Designated 2 Dwellings/Ac.

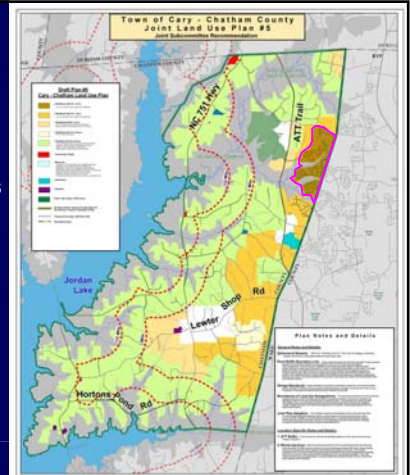
(1,857 ac.)



Elements of Joint Plan #5

Part Of Amberly Was Designated As 4 Dwellings/Ac. To Reflect Zoning

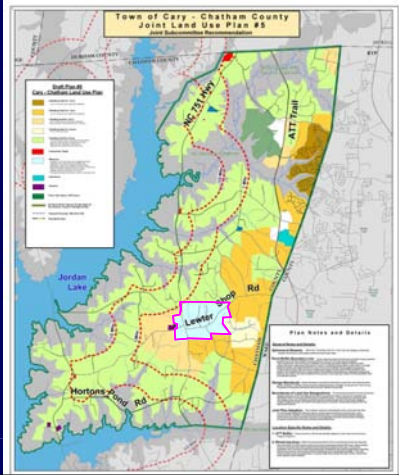
(335 ac.)



Elements of Joint Plan #5

A Mixed-Use Node Was Placed At NC 751 And Lewter Shop Road

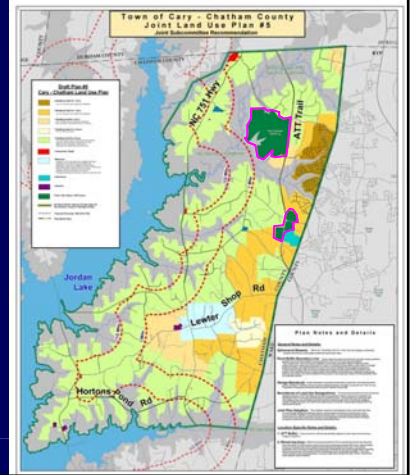
(452 ac.)



Elements of Joint Plan #5

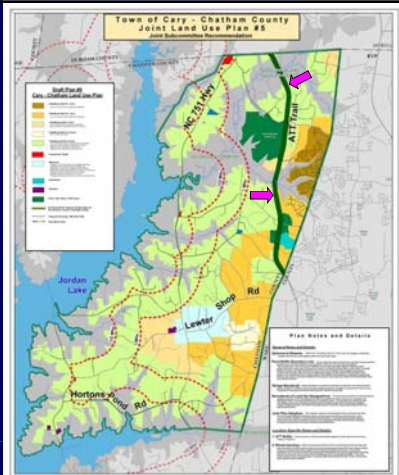
Golf Course and Town Parks Were Shown As Open Space

(482 ac.)



Elements of Joint Plan #5

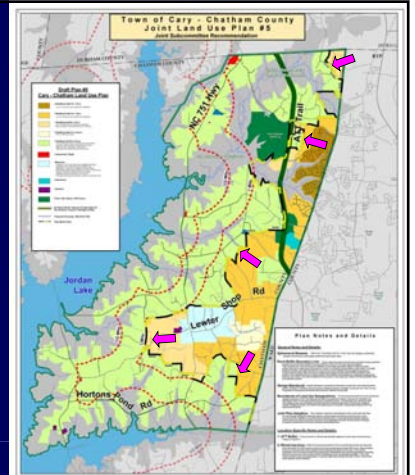
A 200 Ft. Buffer Was Designated Along the ATT (400 Ft. Total Width)



Elements of Joint Plan #5

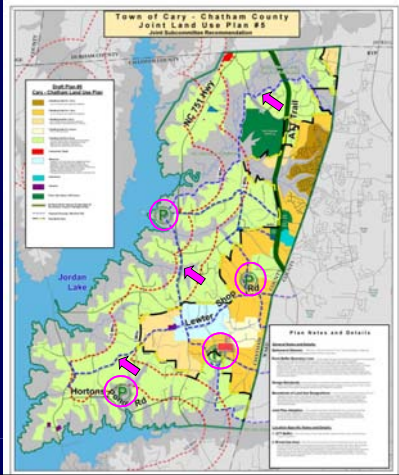
A "Rural Buffer Line" Was Placed At The 1 DU/5AC Boundary

(13,465 ac. West of Buffer, 4,669 ac. East of Buffer)

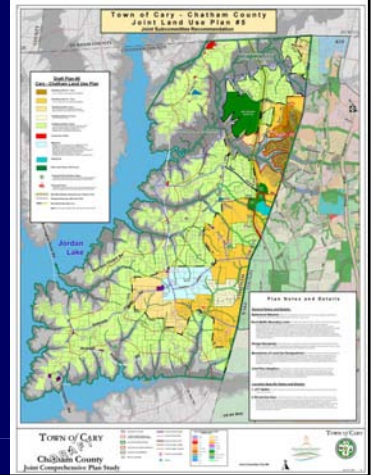


Elements of Joint Plan #5

Finally, Parks, Schools, and Greenways Were Added



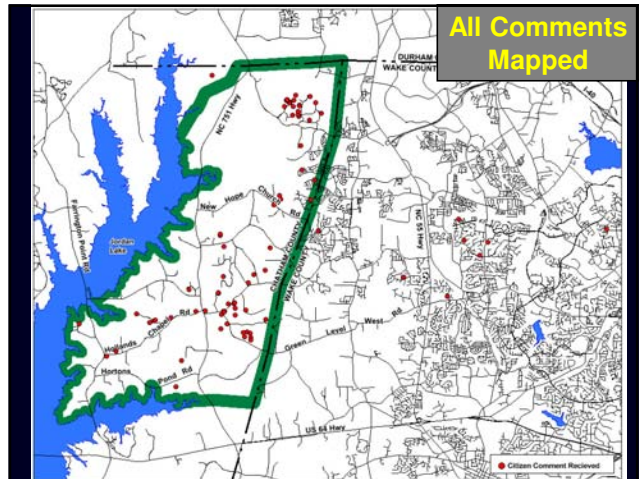
Land Use	Acres
Corps Land	6,082
1 du/5 ac.	7,295
1 du/3 ac.	213
1 du/ac.	761
2 du/ac.	1,857
4 du/ac.	335
Parks, O/S	482
MXD	452
Road ROW	657
Total	18,134



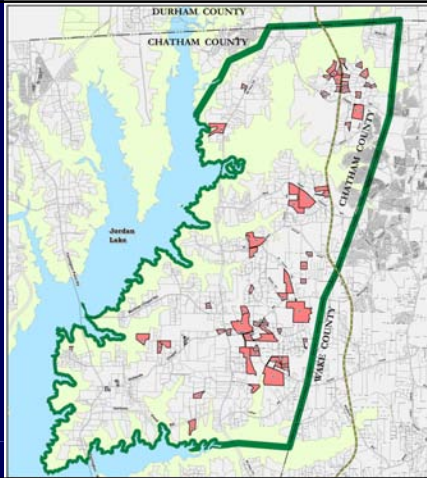
Agenda

V. Discussion of Joint Land Use Plan Draft Map #5

a. ... Citizen Responses to Draft Map #5

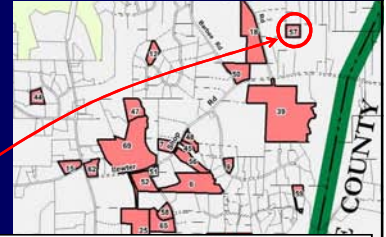


Commenting Properties



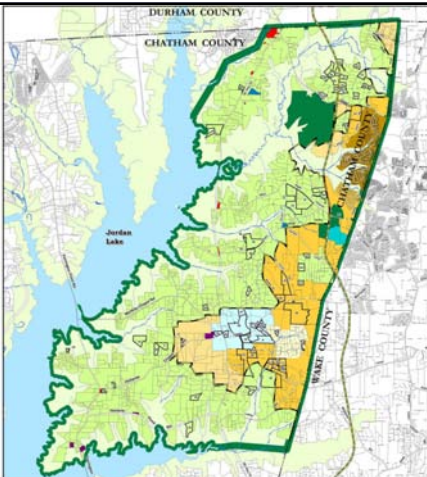
29

Commenting Properties



Map Index Number	Owner Name	Approx. Acreage	Physical Address	CITIZEN COMMENTS BY TOPIC			
				Requested Land Use Changes (For Respondent's Property)	Requested Land Use Changes (For Other Property)	Mixed Use (MUD) Node	ATT
55	Theresa Tate	4	601 E. Lake Jordan Court Durham, NC 27719 (west of Jordan Lake)	Opposed to ATT (buffer on his property)			Opposed to mixed use
56	W. Tams	8.9	164 Leader Ship Rd.	Do not want my land designated as MUD node use or Joint Land Use Plan.			Do not want my land designated as MUD node use or Joint Land Use Plan.
57	Web Underswood	5.2	107 Turtle Creek Farm Rd.		Move the school and park away from Turtle Creek Farm subdivision. Light trails, noise will impact our neighborhood. Move park to a more elevated area, where we won't be had to see large drainage basins of a nearby school.		
58	Jane Warburton	6	354 Green Level Rd., Apex	Change from 2-dur Att to 1-dur Att for her property.			Opposed to MUD node.
59	Joseph White	3.5	163 Nettle Rd., Apex				My property is 1-du/Att, but the adjacent is 2-Dur. This is too great a transition. Please zone buffer.

Commenting Properties



31

Agenda

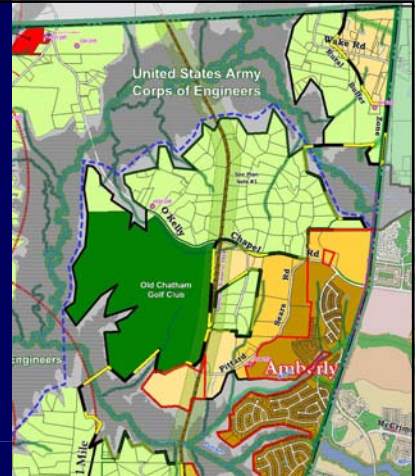
- V. Discussion of Joint Land Use Plan Draft Map #5
 - b. Review of Prior JIC Responses to Citizen Change Requests

32

ATT Buffer

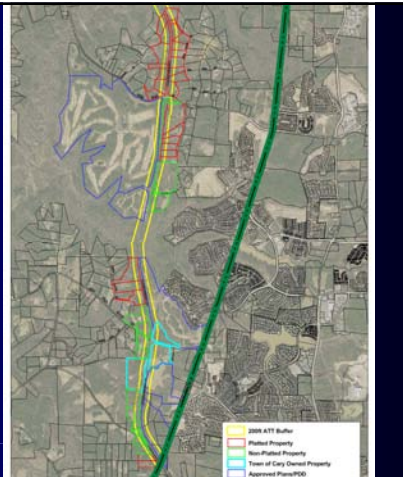
Draft Map #5

“There should be a 200 ft. natural buffer adjacent to both sides of the ATT”



34

ATT 200 Ft. Buffer Analysis, Feb. 2010



35

Draft Map #5

“There should be a 200 ft. natural buffer adjacent to both sides of the ATT”

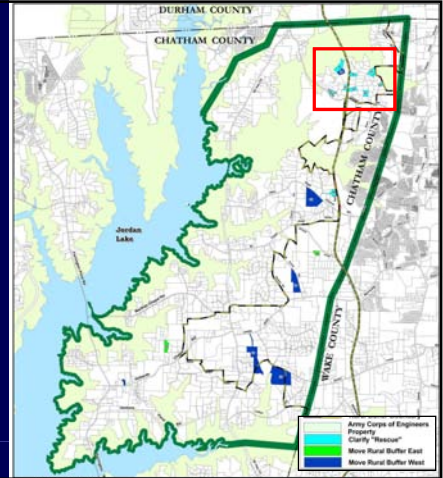
Proposed Revision

“There should be a 50 ft. natural buffer adjacent to both sides of the ATT. Approved and/or platted subdivision lots, and approved Planned Unit Developments, are exempt.”

36

**Hills of Rosemont Comments
Re.
Well & Septic Rescue Policy**

**Rural
Buffer and
System
Rescue
Comments**

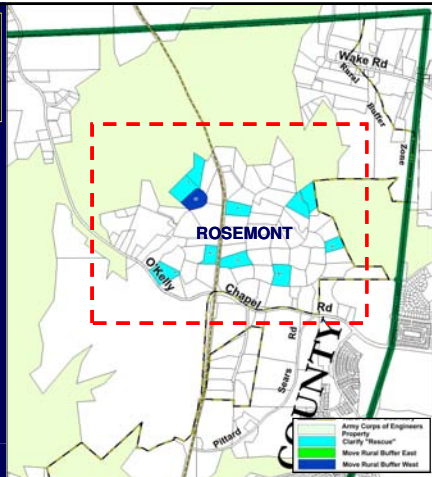


38

**Hills of
Rosemont**

Rural Buffer Line
And/Or Rescue
Policy Change
Requests

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

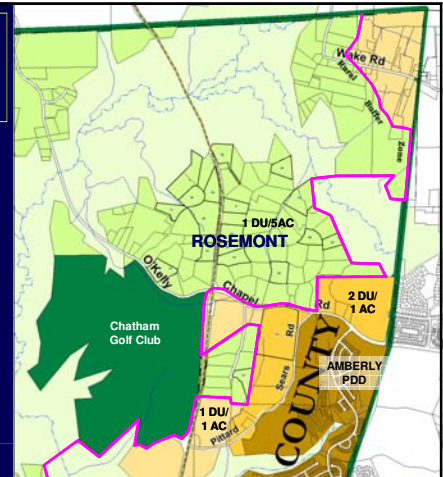


39

**Hills of
Rosemont**

Current Draft
Plan:

Rural Buffer
Excludes
Rosemont



40

Rural Buffer: Plan Map's Definition

- Public water and sewer should not be provided to any properties west of the Rural Buffer line, by either Cary or Chatham.
- Public utilities may be provided west of the line to "rescue" a property "having a failed private water or sewage treatment system, provided that both Chatham and Cary agree to the rescue."
- Certain types of utility infrastructure may be located west of the buffer line, provided that no properties are served. Examples: Pump Stations, Force Mains, Interceptors, Storage...

41

Clarifications To Water/Sewer "Rescue" Policy

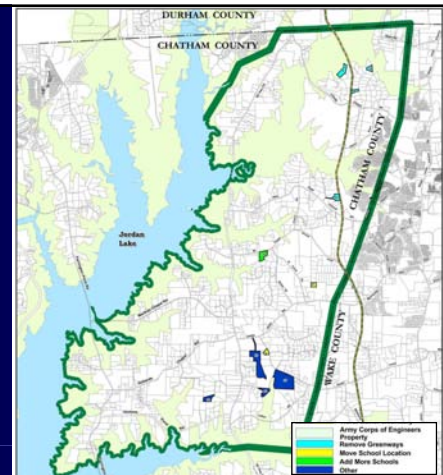
- An entire subdivision west of the Boundary can be considered for public utilities even if some of the lots in the subdivision have not yet failed.
- An entire subdivision or individual lot west of the Boundary can be considered for a public utilities rescue...
 - ... even if it is technically possible to repair the well/septic failures, if the cost of repair exceeds the cost of public connection;
 - ...for public safety reasons such as fire suppression
- Both Boards must agree to a rescue request

42

Schools, Parks, Greenways Comments

Misc. Comments

- Schools
- Parks
- Greenways



44

Schools and Parks

- Difficult To Identify Precise Locations
- Actual Final Sites Will Likely Vary
- School And Parks Staff Generally Prefer Not To Show Target Areas
- Map Symbols May Imply More Certainty Than Exists

45

Schools and Parks

- Committee Decision:
 - Remove School and Park Symbols from Map
 - Address School And Park Recommendations in Plan Document, Incl. Timing, Size, Type -- But In Very General Terms
 - Include An Implementation Task To Pursue Parks & Schools Planning More Deeply

46

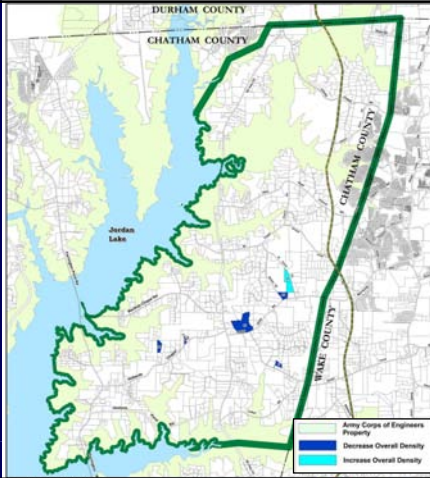
Greenways & Trails

- Proposed Greenways Date From 2006
- Draft Plan Map Has Evolved Since 2006
- Committee Decision:
 - Remove The Greenways From Plan Map
 - Add a Recommendation in Plan Document to Develop A Greenways Master Plan As A Post-Adoption Implementation Step
 - Allows Greenways To Be Planned In Context Of Adopted Land Use Plan

47

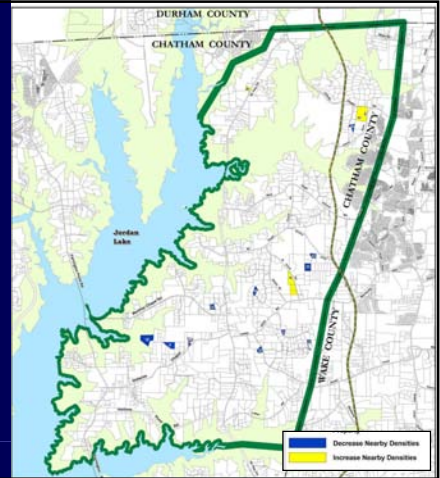
Land Use or Density Change Requests

Requests to Change The Overall Density of Entire Plan



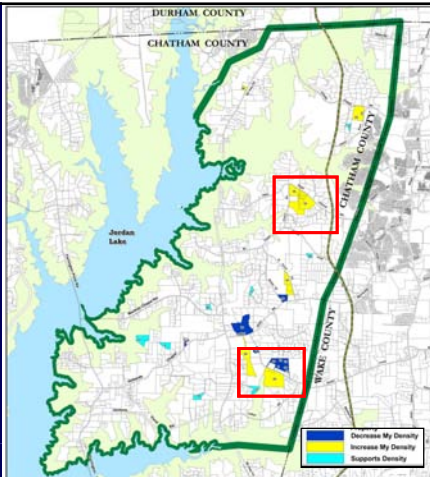
49

Requests From Owners to Change Nearby Densities



50

Owners Requesting A Density Change for Their Property



51

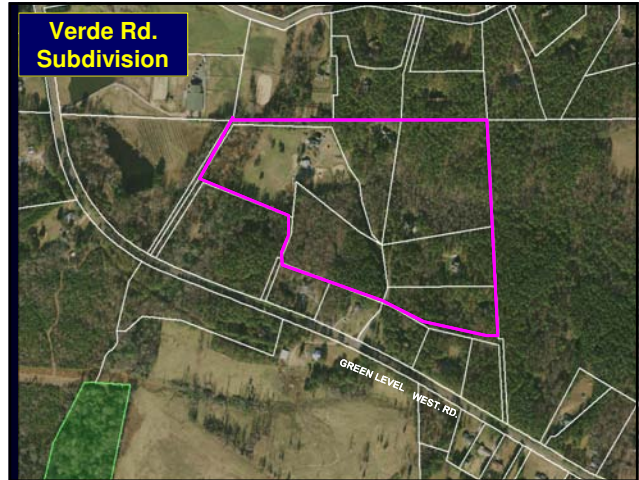
Verde Road Subdivision

Verde Rd. Subdivision

Draft Plan #5:
2 homes / acre

Owners Requested A Lower Density Designation

53



Verde Rd. Subdivision

Revision:

(1) Extend 1 du/3ac area south to cover subdivision only;
(2) keep 2 du/ac along Green Level West Rd.

55

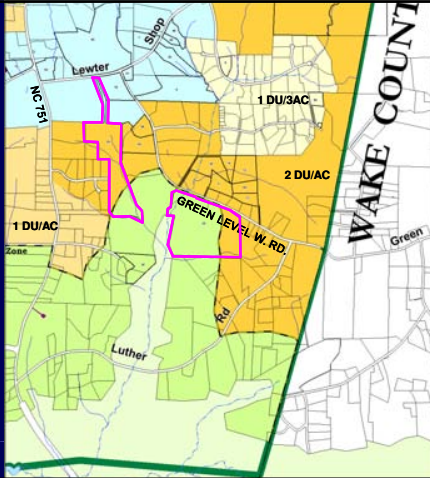


Ferrell Family Properties

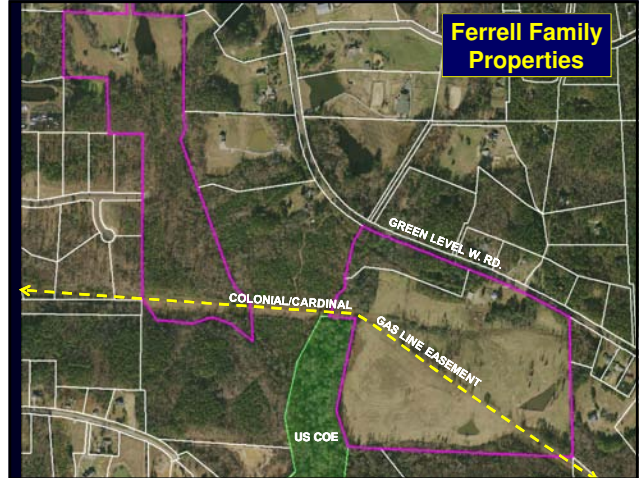
Draft Plan #5:
 Properties Split Between
 2 DU/1AC and
 1 DU/5AC

**Owners Requested That
 The 2 DU/AC Portion Be
 Extended (Increased) On
 The Properties**

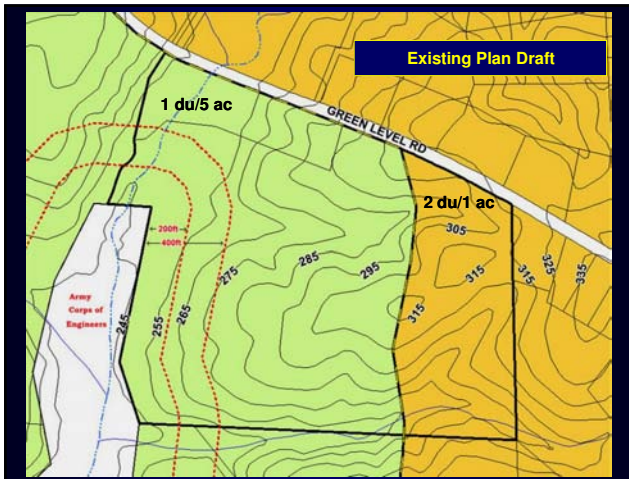
57



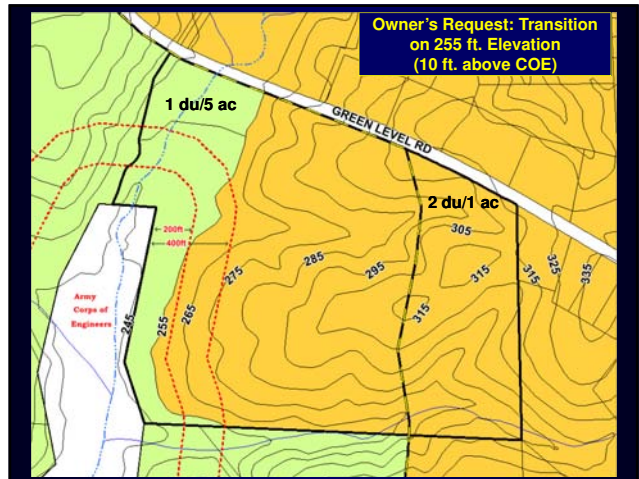
Ferrell Family Properties

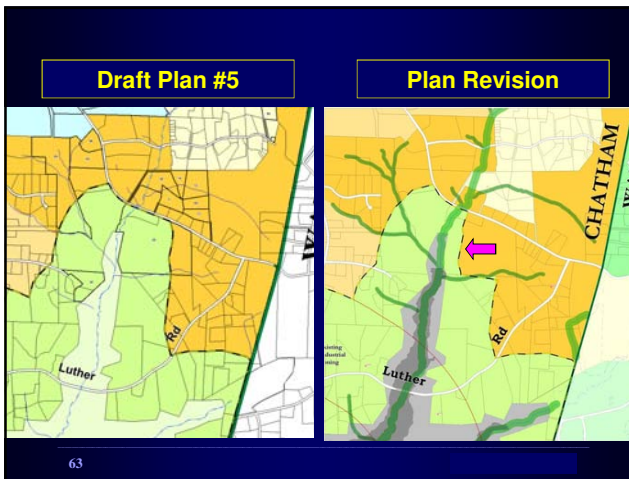
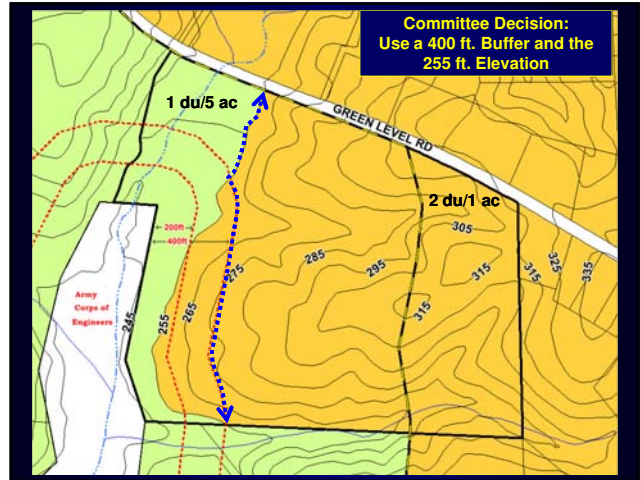
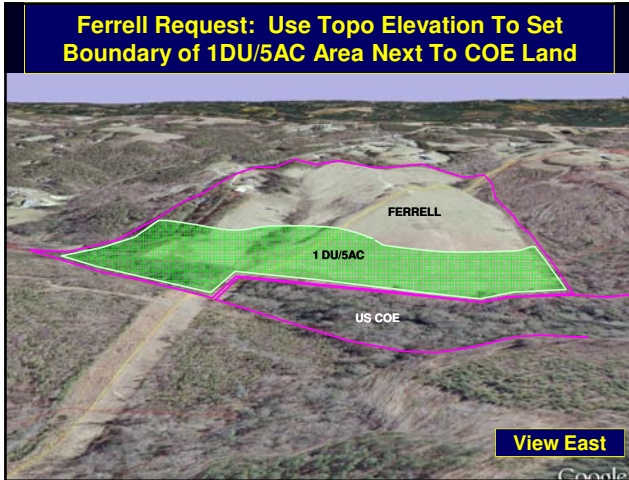


Existing Plan Draft



**Owner's Request: Transition
 on 255 ft. Elevation
 (10 ft. above COE)**





End Of Committee Consensus Responses To Citizens' Map Change Requests.

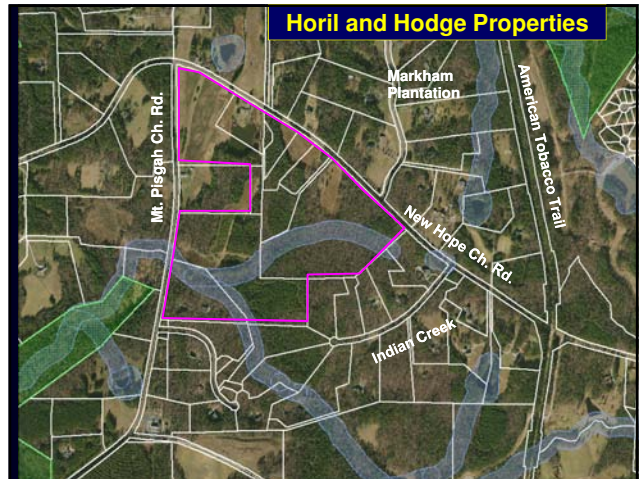
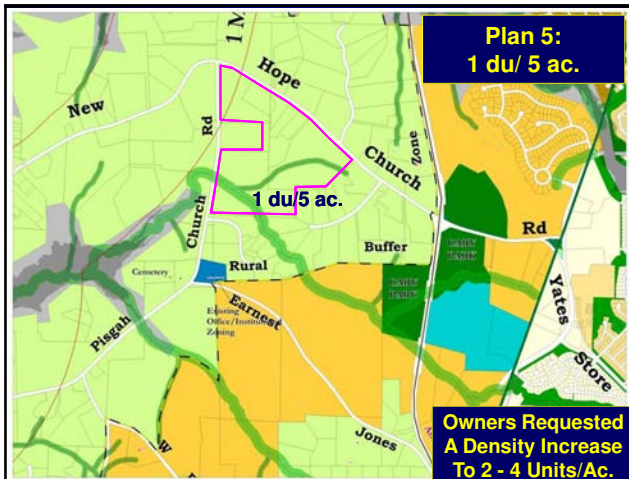
- **Committee Discussion:**
 - Affirm Or Revise The Changes Presented
 - If Committee Wishes To Revisit One Of The Changes:
 - Direct The Joint Staff Team To Prepare Recommendations?
 - Have The Committee Propose Revisions?

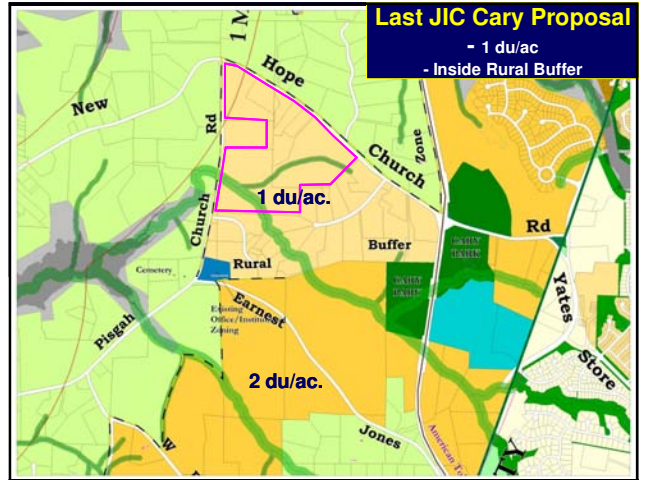
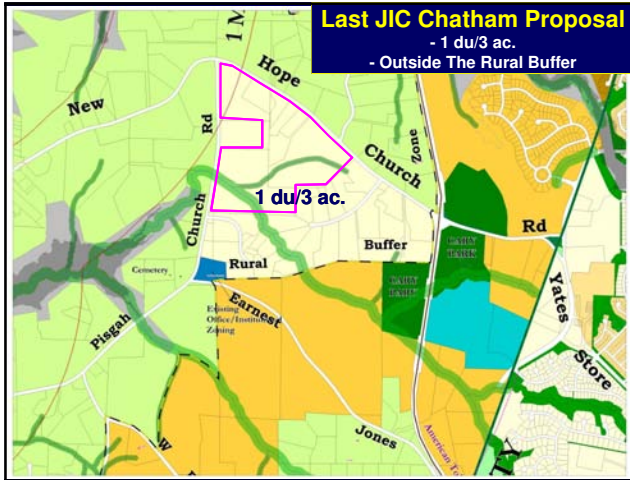
Unresolved Comments & Change Requests

- Horil and Hodge Properties
- Mixed Use Node
- Map Changes That Depend On MXD Node Decision
- Rural Buffer/Urban Services Boundary
- Miscellaneous JIC and Joint Staff Questions

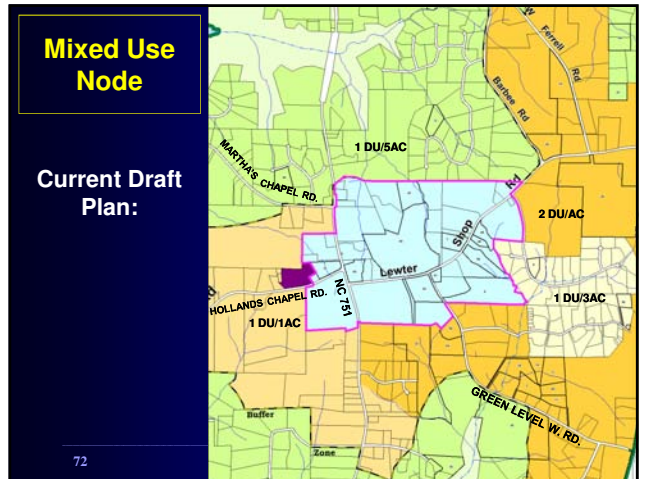
65

Horil and Hodge Family Properties

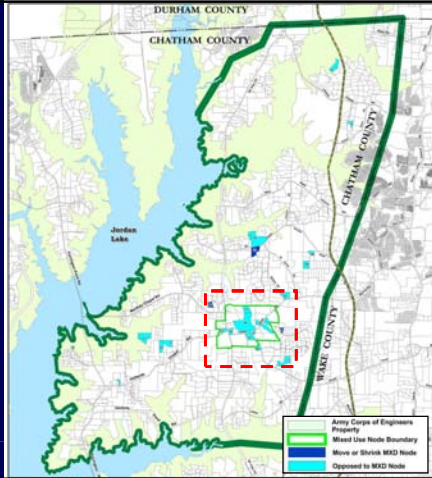




Mixed Use Node

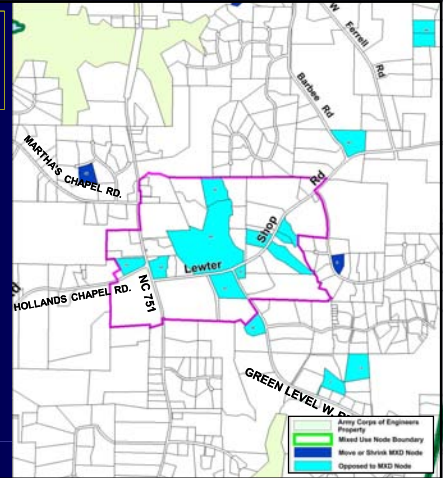


Mixed Use Node Comments



73

Mixed Use Node



74

Mixed Use Node, Plan #5

- Current Draft Plan:
 - ~ 460 Acre "Node" located around NC 751 and Lewter Shop Road Area
 - ~ 24 Acres for Neighborhood Commercial/Retail
 - ~ 218 Acres for Medium-High Density Residential (Avg. 8 Dwelling Units/Acre; Max 1,744 Units)
 - ~ 218 Acres for Office/Employment Center

75

Mixed Use Node, Plan #5

- ~ 460 Acre "Node" located around NC 751 and Lewter Shop Road Area

Office/Employment

Acres	218
Floor Space	1,661,814
Employees	6,315

Commercial/Retail

Acres	24
Floor Space	188,179
Employees	470

Residential

Acres	218
Max. Dwellings	1,744
Max. Density	8 du/ac
Population	4,888
K-12 Students	506

76 Floor Space given in square feet.

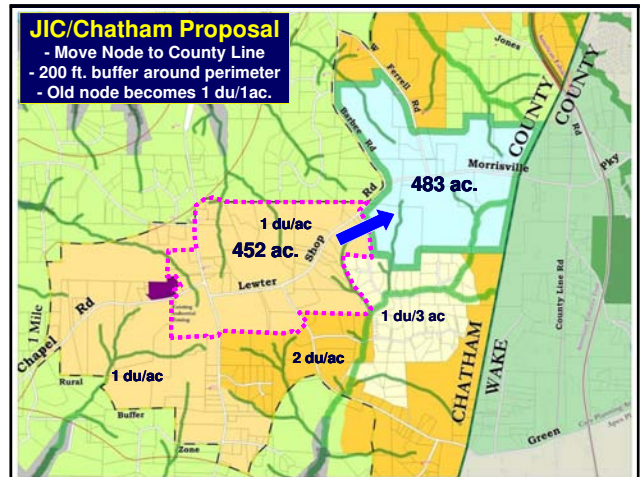
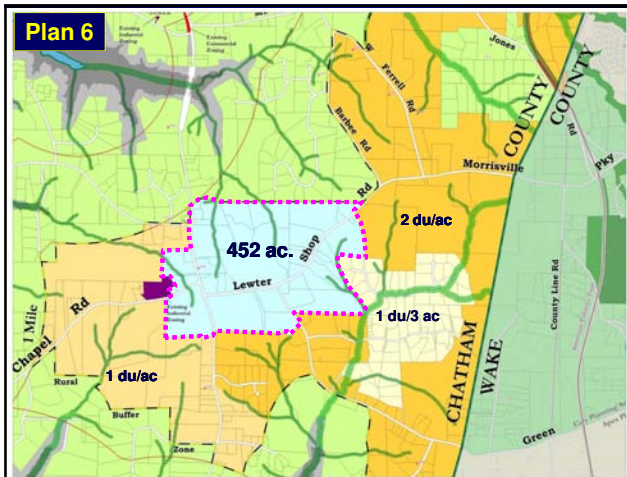
Mixed Use Node Questions

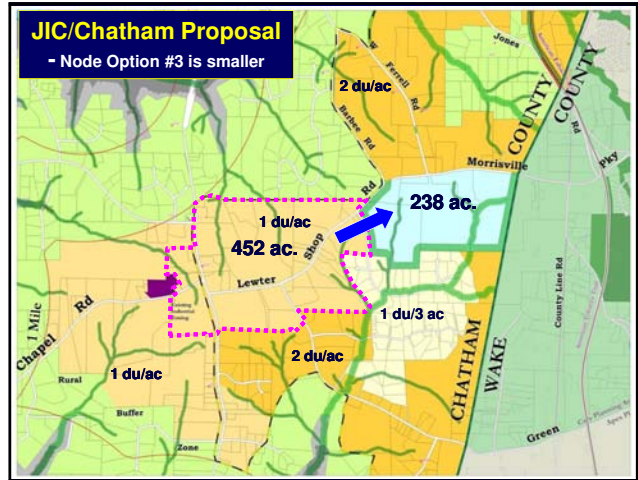
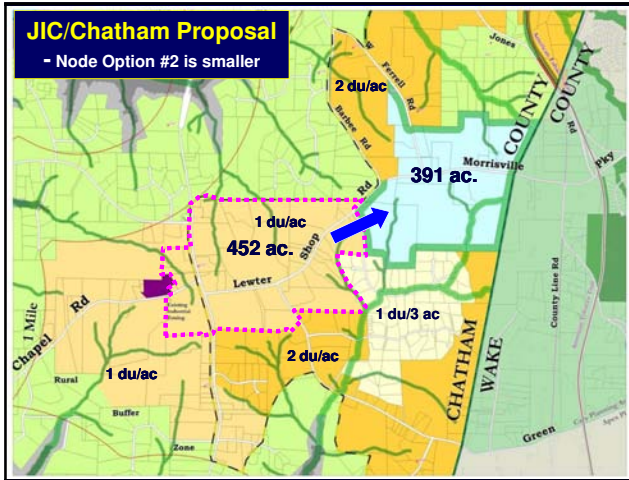
- Should a Node be in the Plan? YES
- Should it be renamed? ("Employment Center" Proposed by Chatham members)
- Should the Node be moved or split?
- Should the size of Node be changed?
- Should the mix of uses be changed?
- Should the total amount, type, intensity/density of any uses be changed?
- Should the node boundary be "floating" or fixed?
- If "floating," how is map interpreted, applied?

77

JIC - Chatham Proposal (May 2010)

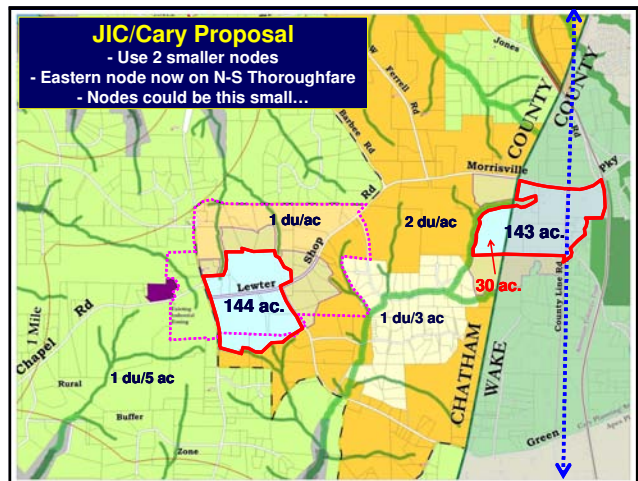
78

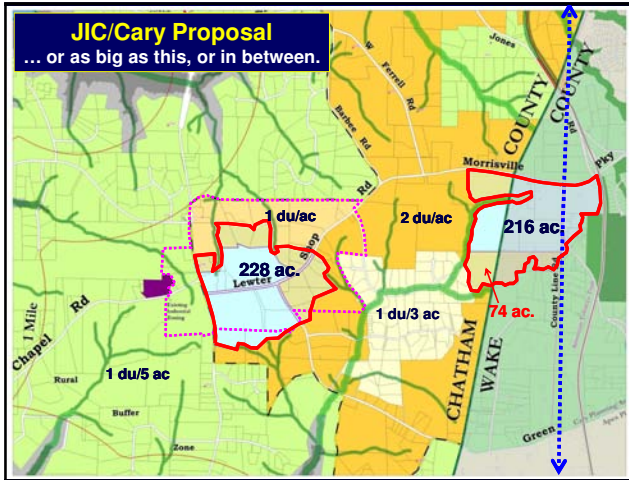




JIC – Cary Proposal
(May 2010)

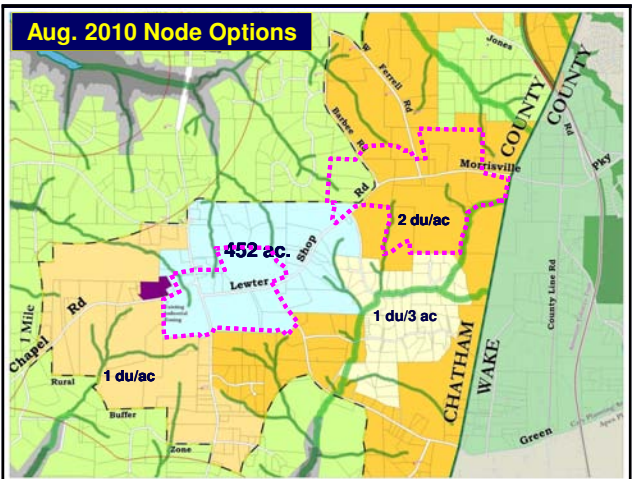
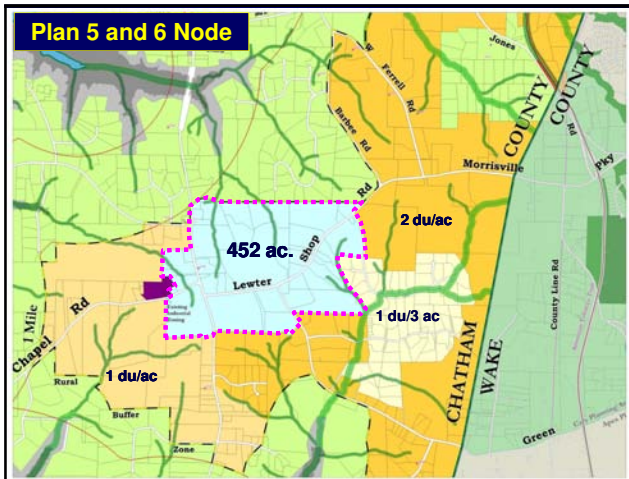
83





**JIC – Revised Joint Proposal
For Community Feedback
(June-Aug 2010)**

86



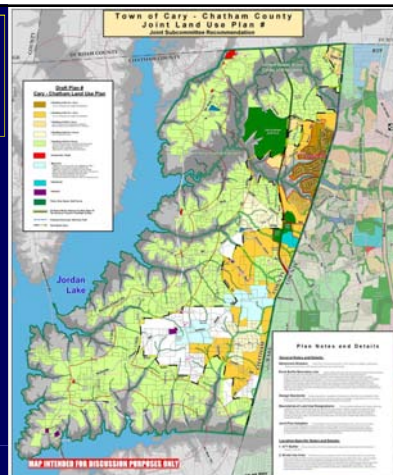
Resolving The Two Nodes

- In Aug. 2010, JIC Proposed Taking Two Draft Plans To A Community Meeting For Feedback On Node Options. One Plan Would Show Only The Eastern Node, The Other Plan Would Show Both Nodes. Suggested To Also Show A Plan With Just The Western Node.
- Does Committee Still Wish To Do That? Would Committee Prefer To Develop Greater Closure On The Proposed Mixed Use Node(s), And Hold A Meeting After Resolution Of Entire Package Of Change Requests?

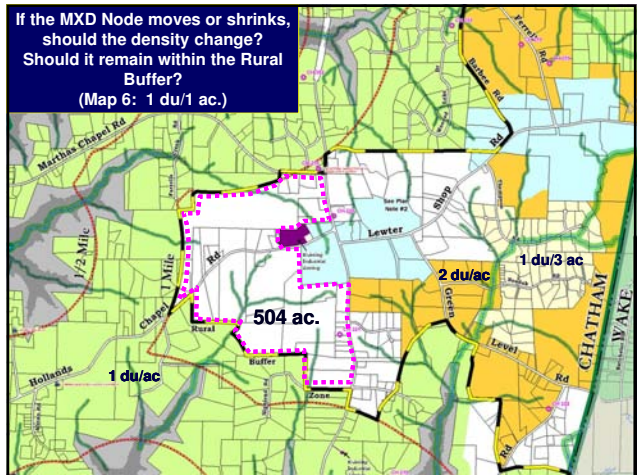
89

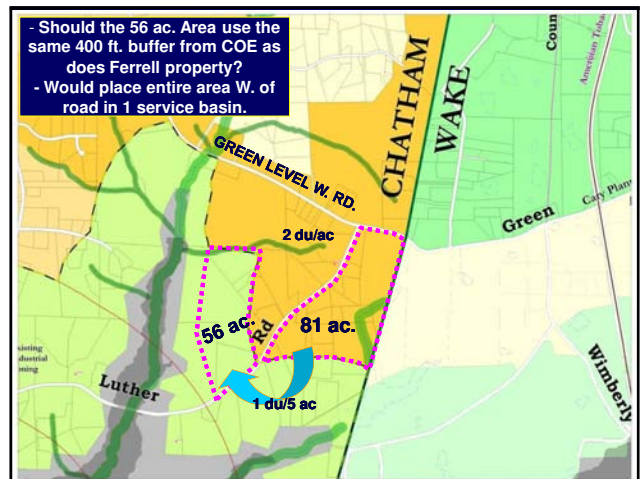
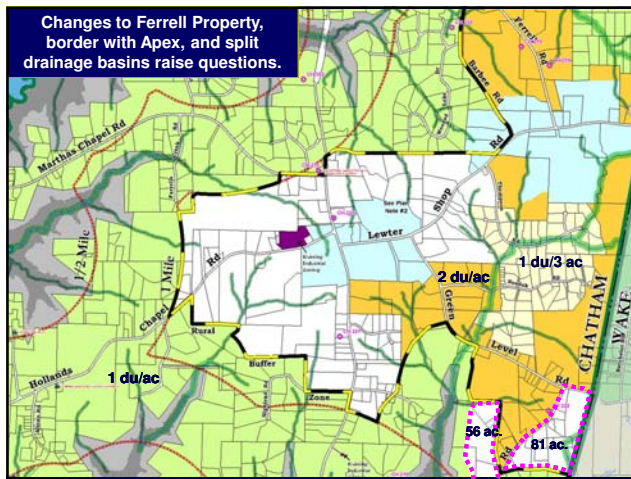
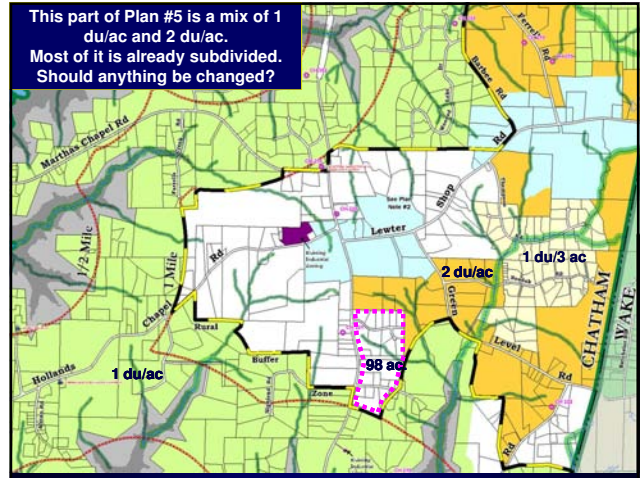
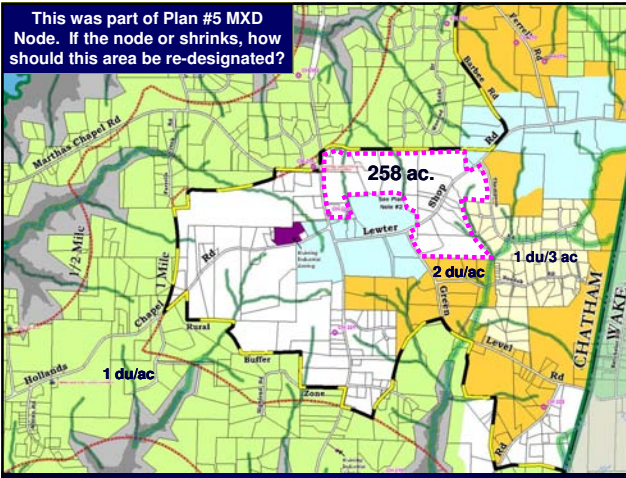
Other Unresolved Map Issues

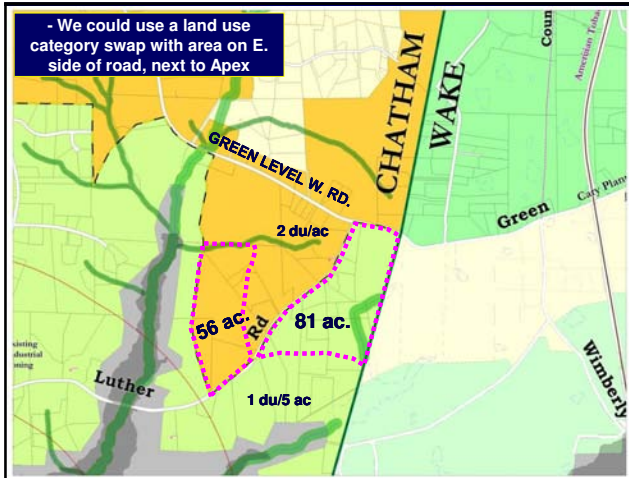
Discussion Draft From Aug. 2010



91







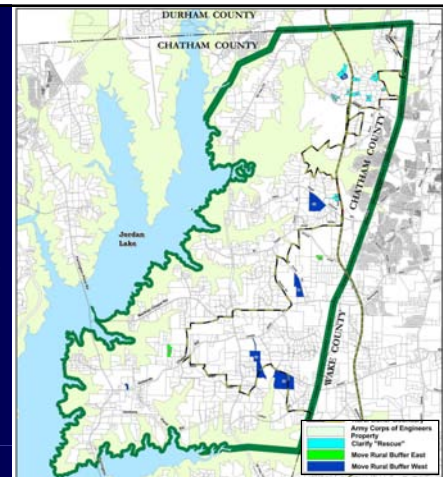
Ferrell Property Response And Luther Road Proposal Raises Other Questions

- Significant Amounts Of Land Within ¼ Mile Of COE Are Already Cleared, In Active Agriculture
- COE Land Already Provides The Buffer Around The Lake, So The ¼ Mile Buffer Is A Buffer Of The Buffer
- Should Staff Team Review The Map For Any Other Areas Where It Might Be Advisable To Revisit The ¼ Mile Coe Buffer, Esp. For Efficient Utility Provision Within Drainage Sub-basins?

98

Rural Buffer Issue, Continued

Rural Buffer Comments



100

Rural Buffer: Background Information

- The Buffer Line deals with property eligibility for public utilities, not annexation
- Properties east of Buffer Line:
 - Are not obligated to connect to utilities
 - Are eligible to request Cary utilities, but Cary is not obligated to agree to requests
 - Are not guaranteed to have major service lines within close proximity; no planned extensions
- Cost of utility extension borne by property owner
- Cary usually requests annexation in order to receive utilities, but there are exceptions

101

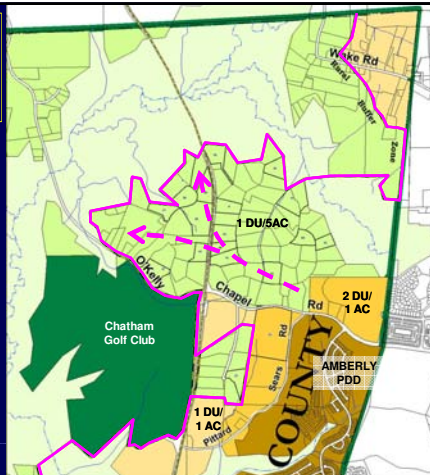
Rural Buffer/Urban Services Boundary

- Committee Heard Presentation On Long-Range Utilities Planning At Aug. 2010 Meeting
- Discussion About Ability To Provide Utility Rescues In Areas Not Included In Long Range Plans
- Some Committee Members Wished To Revisit The Overall Rural Buffer Boundaries, Purpose, And Need

102

Rural Buffer Proposal

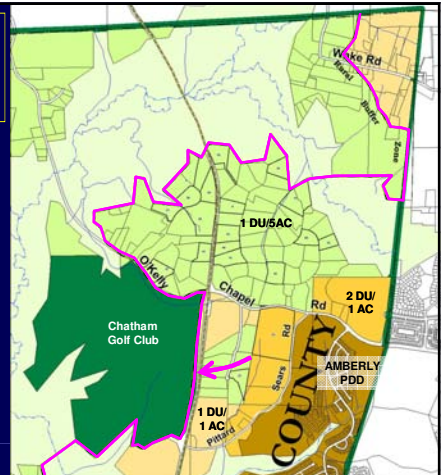
Extend Rural Buffer to Include Rosemont
(Not Resolved)



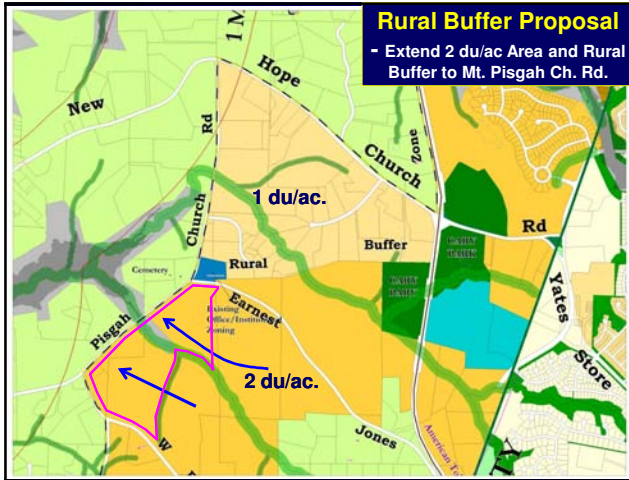
103

Rural Buffer Proposal

Also Extend Rural Buffer to Also Include all of Chatham Glen Drive/Subdiv.
(Not Resolved)



104



End Of Major Unresolved Map Issues

- **Committee Discussion:**
 - Direct The Joint Staff Team To Prepare Recommendations For These Issues, For The Committee’s Consideration?
 - Have The Committee Propose Revisions?