

Chatham-Cary Joint Issues Committee

April 13, 2011

Agenda

- I. **Call to Order**
- II. **Approval of Agenda**
- III. **Approval of Minutes**
- IV. **Designation of Cary Co-Chair**
- V. **Revised Project Schedule Options**
- VI. **Presentation & Discussion of New
“Map A”**
- VII. **Discussion of Plan Document Outline**
- VIII. **Schedule of Future Meetings**

V. Revised Project Schedule Options

Joint Staff Team Prepared 3 Schedule Options:

- **Schedule A – Public Hearings Begin Jan/Feb 2012**
- **Schedule B – Public Hearings Begin Nov 2011**
- **Schedule C – Public Hearings Begin Oct 2011**
- **Other Options**

Schedule

“A”

| Milestone/Task | Date |
|--|------------------------|
| Joint Subcommittee Meeting #14 <ul style="list-style-type: none"> ➤ New Chatham County Committee Members Introduced ➤ Review of Joint Plan process to date | January 13, 2011 |
| Joint Subcommittee Meeting #15 <ul style="list-style-type: none"> ➤ Review Joint Plan Map #5 (November 2009 version) ➤ Review Citizen Comments from Public Input Sessions (Nov. 2009) ➤ Provide Guidance to Staff for new draft maps | February 16, 2011 |
| Joint Subcommittee Meeting #16 <ul style="list-style-type: none"> ➤ Review new draft map prepared by staff ➤ Identify desired map changes ➤ Discussion of Plan document | April 13, 2011 |
| Joint Subcommittee Meeting #17 <ul style="list-style-type: none"> ➤ Finalization of Joint Land Use Plan Map(s) for Public Input ➤ Discussion of format/schedule of Public Input Session(s) | June 2011 (TBA) |
| Joint Subcommittee Meeting #18 <ul style="list-style-type: none"> ➤ Review of draft Plan document | August 2011 (TBA) |
| Public Input Session(s) – Location(s) TBA | Aug./Sept. - TBA |
| Joint Subcommittee Meeting #19 <ul style="list-style-type: none"> ➤ Review public comments from Public Input Session(s) ➤ Identify changes to Joint Land Use Plan Map based on comments | October 2011 (TBA) |
| Joint Subcommittee Meeting #20 <ul style="list-style-type: none"> ➤ Finalize Joint Land Use Plan document ➤ Identify any final document changes ➤ Endorse Plan document for public hearings | November 2011 (TBA) |
| Joint Subcommittee Meeting #21 <ul style="list-style-type: none"> ➤ Finalize Joint Land Use Plan map and endorse for public hearings ➤ Finalize the Schedule for Public Hearings, Adoption | December 2011 (TBA) |

Proposed Adoption Schedule

| <i>Chatham County</i> | | <i>Town of Cary</i> | |
|---|-----------------------|--|-----------------------|
| Joint BOC and Planning Board Public Hearing | January/February 2012 | Town Council Public Hearing | January/February 2012 |
| Planning Board Recommendation | March/April 2012 | Planning & Zoning Board Public Hearing | March/April 2012 |
| Board of Commissioners Action | May/June 2012 | Town Council Action | May/June 2012 |

Schedule "B"

| Milestone/Task | Date |
|--|-------------------------|
| Joint Subcommittee Meeting #14 <ul style="list-style-type: none"> ➤ New Chatham County Committee Members Introduced ➤ Review of Joint Plan process to date | January 13, 2011 |
| Joint Subcommittee Meeting #15 <ul style="list-style-type: none"> ➤ Review Joint Plan Map #5 (November 2009 version) ➤ Review Citizen Comments from Public Input Sessions (Nov. 2009) ➤ Provide Guidance to Staff for new draft maps | February 16, 2011 |
| Joint Subcommittee Meeting #16 <ul style="list-style-type: none"> ➤ Review new draft map prepared by staff ➤ Identify desired map changes ➤ Discussion of Plan document | April 13, 2011 |
| Joint Subcommittee Meeting #17 <ul style="list-style-type: none"> ➤ Finalization of Joint Land Use Plan Map(s) for Public Input ➤ Discussion of format/schedule of Public Input Session(s) | May 2011 (TBA) |
| Joint Subcommittee Meeting #18 <ul style="list-style-type: none"> ➤ Review of draft Plan document | July 2011 (TBA) |
| Public Input Session(s) – Location(s) TBA | July/Aug. – TBA |
| Joint Subcommittee Meeting #19 <ul style="list-style-type: none"> ➤ Review public comments from Public Input Session(s) ➤ Identify changes to Joint Land Use Plan Map based on comments ➤ Finalize and Endorse Joint Land Use Plan Document for adoption | September 2011 (TBA) |
| Joint Subcommittee Meeting #20 <ul style="list-style-type: none"> ➤ Finalize Joint Land Use Plan map and endorse for public hearings ➤ Finalize the Schedule for Public Hearings, Adoption | October 2011 (TBA) |

| Proposed Adoption Schedule | | | |
|---|-----------------------|--|--------------------------------|
| <i>Chatham County</i> | | <i>Town of Cary</i> | |
| Joint BOC and Planning Board Public Hearing | November 2011 | Town Council Public Hearing | November 2011 |
| Planning Board Recommendation | December 2011 | Planning & Zoning Board Public Hearing | December 2011/ January 2012 |
| Board of Commissioners Action | January/February 2012 | Town Council Action | February/March 2012 |

Schedule "C"

- Hold a Community Meeting to the month before the public hearings, not a Public Input Session

| Milestone/Task | Date |
|--|-------------------------|
| Joint Subcommittee Meeting #14 <ul style="list-style-type: none"> ➤ New Chatham County Committee Members Introduced ➤ Review of Joint Plan process to date | January 13, 2011 |
| Joint Subcommittee Meeting #15 <ul style="list-style-type: none"> ➤ Review Joint Plan Map #5 (November 2009 version) ➤ Review Citizen Comments from Public Input Sessions (Nov. 2009) ➤ Provide Guidance to Staff for new draft maps | February 16, 2011 |
| Joint Subcommittee Meeting #16 <ul style="list-style-type: none"> ➤ Review new draft map prepared by staff ➤ Identify desired map changes ➤ Discussion of Plan document | April 13, 2011 |
| Joint Subcommittee Meeting #17 <ul style="list-style-type: none"> ➤ Finalization of Joint Land Use Plan Map ➤ Endorse Joint Land Use Plan Map for Adoption | May 2011 (TBA) |
| Joint Subcommittee Meeting #18 <ul style="list-style-type: none"> ➤ Review of draft Plan document ➤ Identify changes to Plan document | July 2011 (TBA) |
| Joint Subcommittee Meeting #19 <ul style="list-style-type: none"> ➤ Endorse Plan Document for Adoption ➤ Discussion of Adoption Process ➤ Schedule Public Hearings and Community Meeting(s) [Optional] | August 2011 (TBA) |
| Community Meeting(s) on Plan Map & Plan Document [Optional] | September 2011 (TBA) |

| Proposed Adoption Schedule | | | |
|---|--------------------------------|--|----------------------------|
| Chatham County | | Town of Cary | |
| Joint BOC and Planning Board Public Hearing | October 2011 | Town Council Public Hearing | October 2011 |
| Planning Board Recommendation | November 2011 | Planning & Zoning Board Public Hearing | Nov./Dec. 2011 |
| Board of Commissioners Action | December 2011/ January 2012 | Town Council Action | Dec. 2011/ January 2012 |

Schedule Discussion

- **The Public Input Session(s) were proposed by the Committee in Summer 2010 for purpose of:**
 - **Guiding the placement or inclusion of MXD nodes**
 - **Gathering public feedback on the plan document**
- **Another round of Map/Plan changes were anticipated following the public input sessions. (Allow 2-3 months, min.)**
- **The new approach to the mixed use nodes might render moot the original motivation for the public input session(s)**
- **The plan document is now anticipated to be quite simple, with a narrowed focus on land use**
- **Staff availability to support the various schedules may be an issue**

Schedule Options

- **Skip both the Public Input Session(s) and/or Community Meeting(s)**
- **Committee may wish to consider “step-wise” adoption of the plan components. For example:**
 - **Adopt the Rural Buffer Boundary via an interlocal agreement in spring/summer 2011**
 - **Adopt the rest of the plan map & document per Schedule A or B, or...**
 - **Adopt just the Plan Map in summer 2011, and then the document several months later**

VI. Plan Map “A”

General Changes Include:

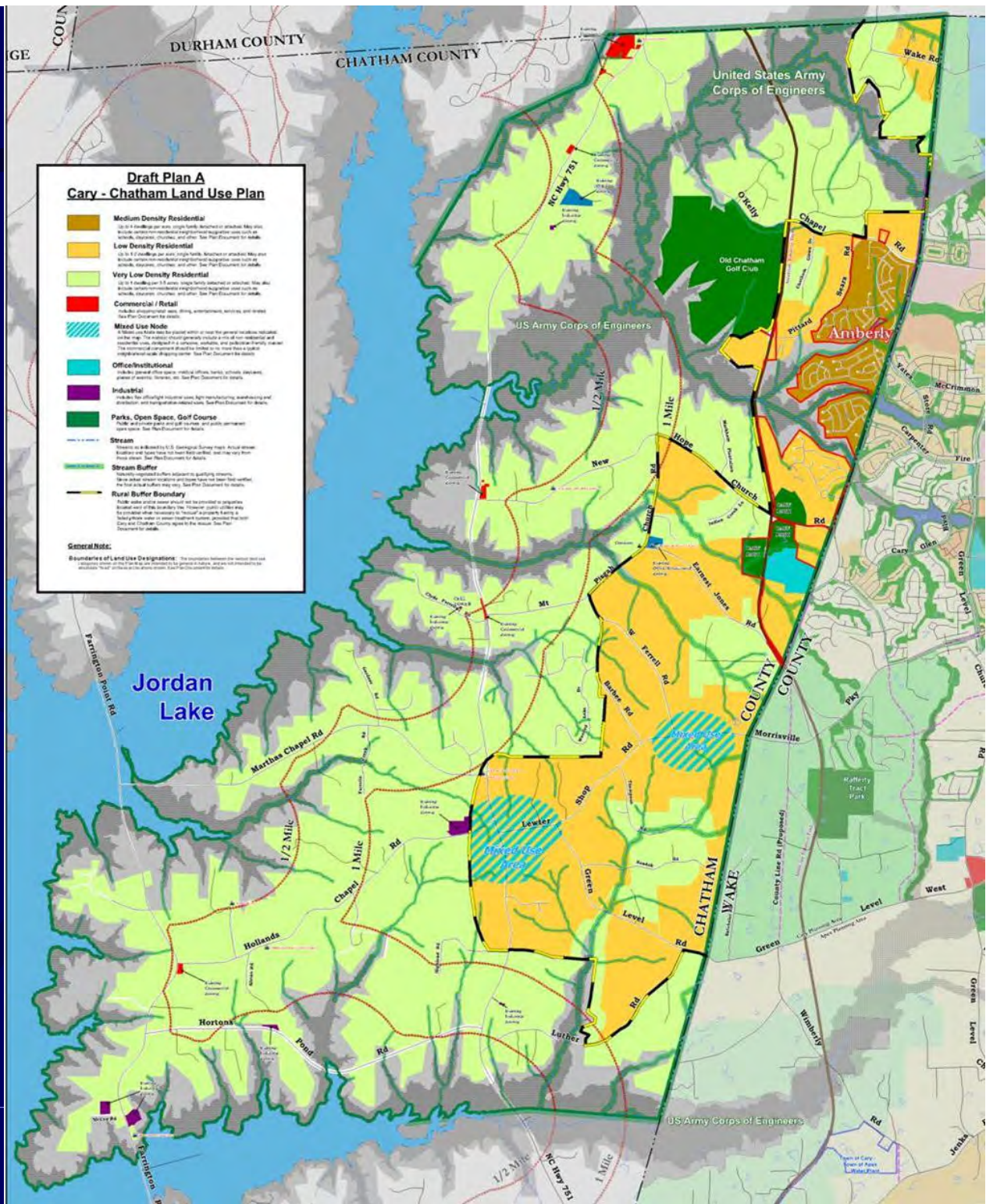
- Map A reflects all changes confirmed by the Committee on Feb. 16
- **Property Lines Removed**
- “Plan Notes and Details” text box removed. Some notes will be moved to document, some no longer applicable, some moved to Legend.
- **Descriptive text for all Legend land use category descriptions was updated**
 - **Most descriptions were simplified and generalized**
 - **Definitional details will be included in plan document**
- **Depiction of Mixed Use Node was generalized; clearly indicates underlying base uses**

VI. Plan Map “A”

Other Changes Include:

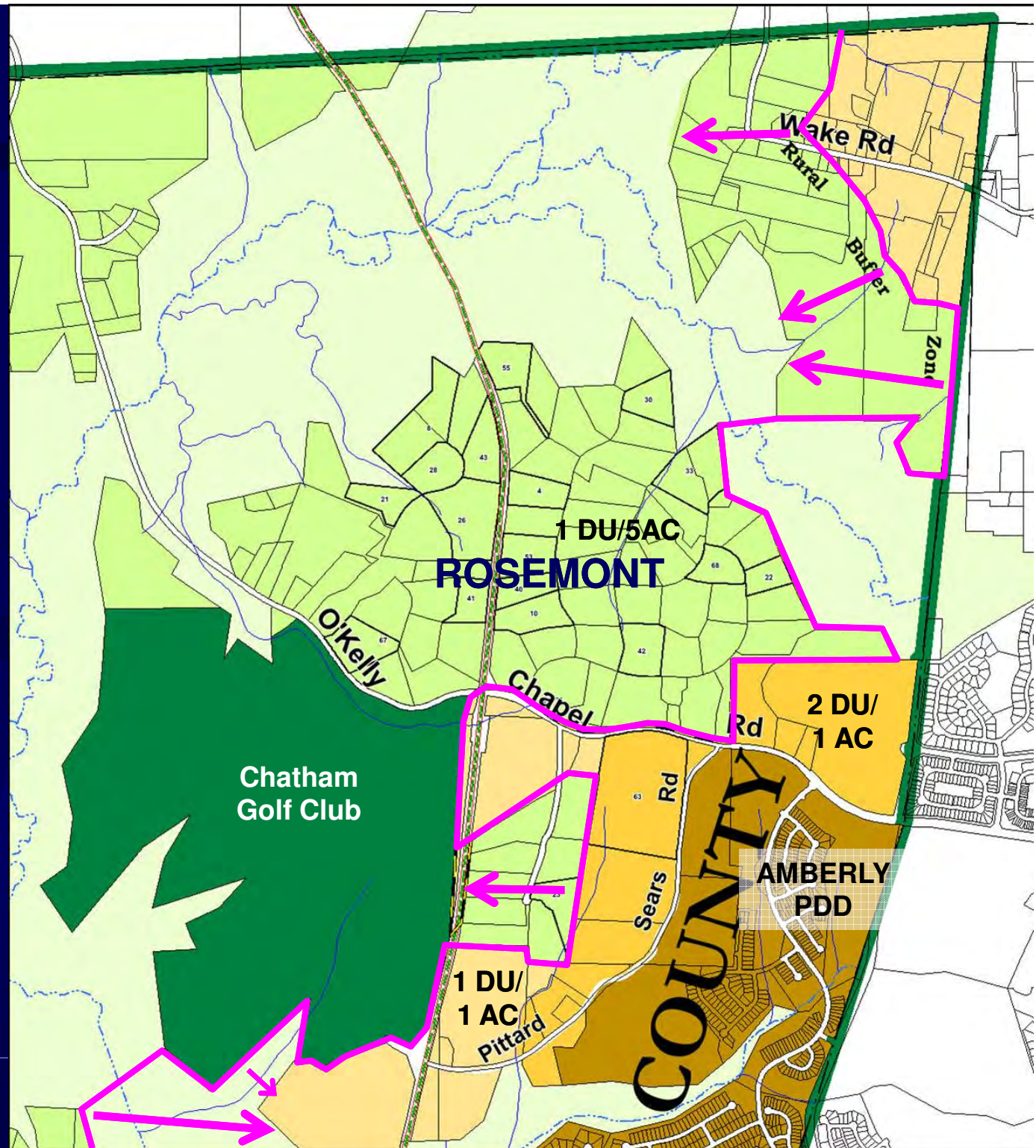
- **Rural Buffer Boundary modified based on drainage basins. No net gain in served area.**
- **Consolidation of several land use categories:**
 - “1 dwelling per 5 acres” was combined with “1 dwelling per 3 acres” into a new “1 dwelling per 3-5 acres”
 - “1 dwelling per acre” was combined with “2 dwellings per acre” into a new “1-2 dwellings per acre”
- **ATT Buffer removed from map. Will be discussed in document.**
- **Updates based on input from Town of Apex, for area near County Line**
- **Removal of State Historic Inventory properties from map.**

Draft Map "A"



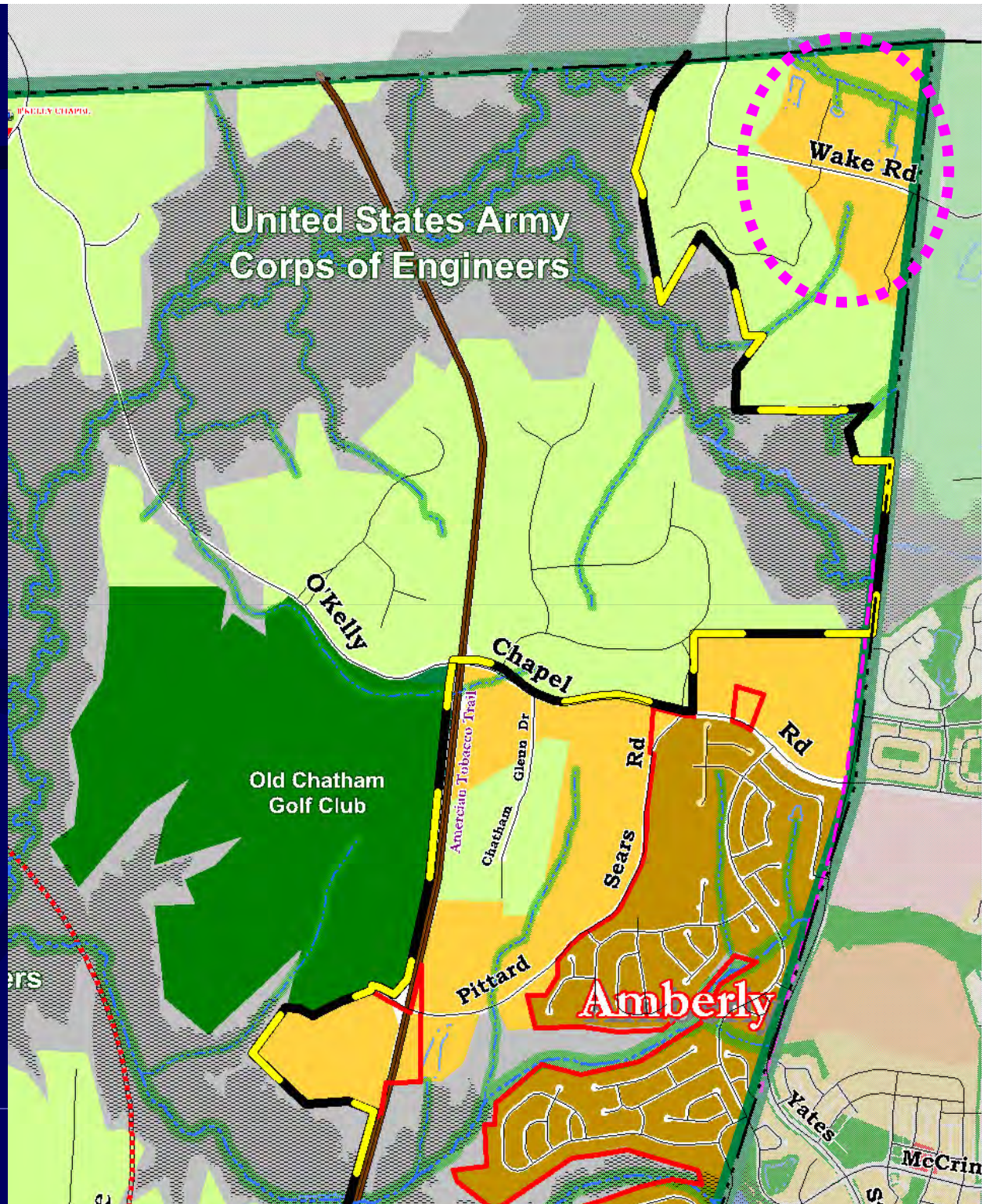
Draft Map 5 (NE Corner)

- Move Rural Buffer to include all of “Lost Corners”
- Move Rural Buffer to include subdivision
- Contract Rural Buffer to follow Town Limits



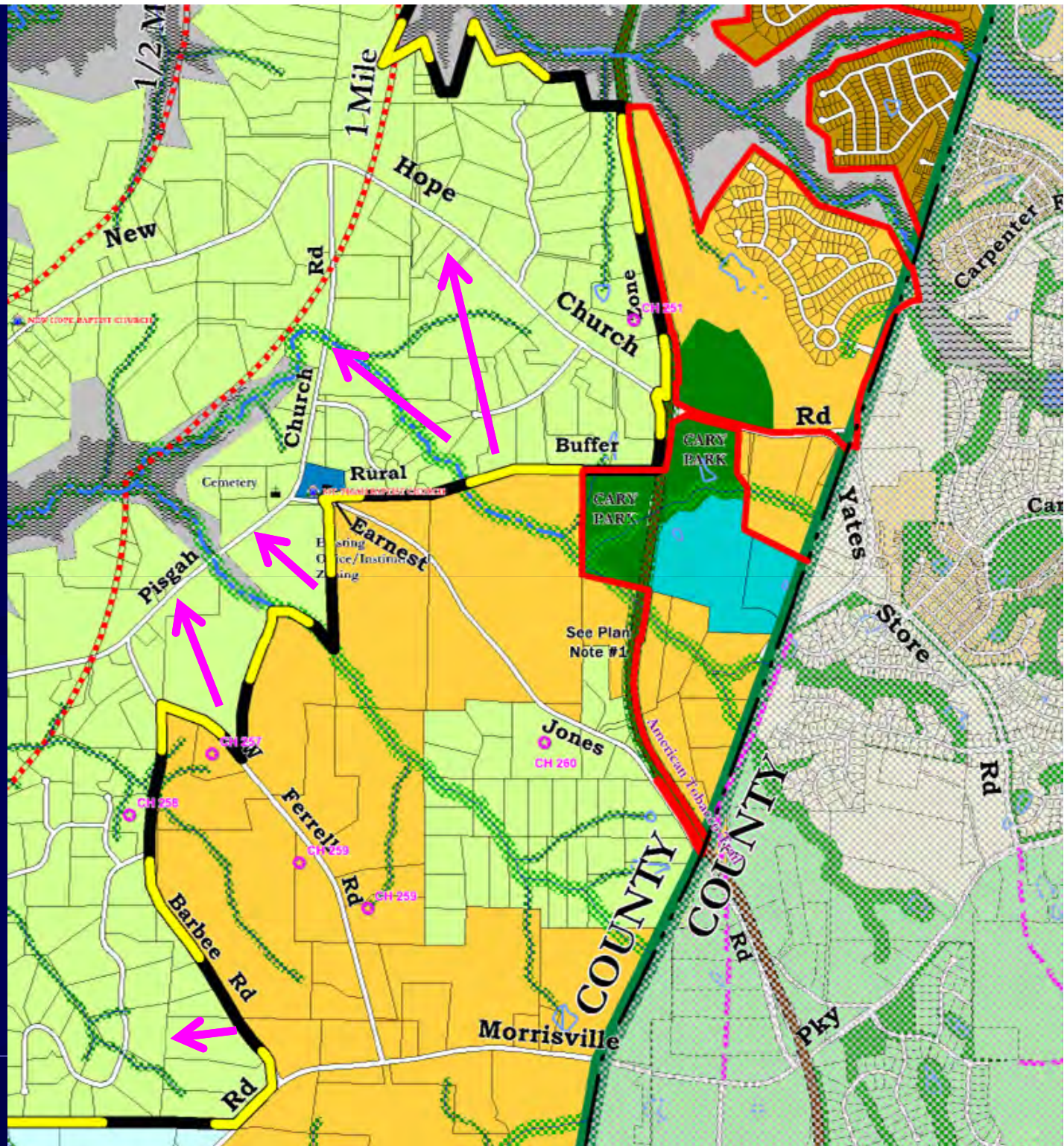
Draft Map "A" (NE Corner)

- Remaining issue is the geography of the "1-2 units/acre" area within the Lost Corners
- Boundary was formed from the ¼ mile COE buffer



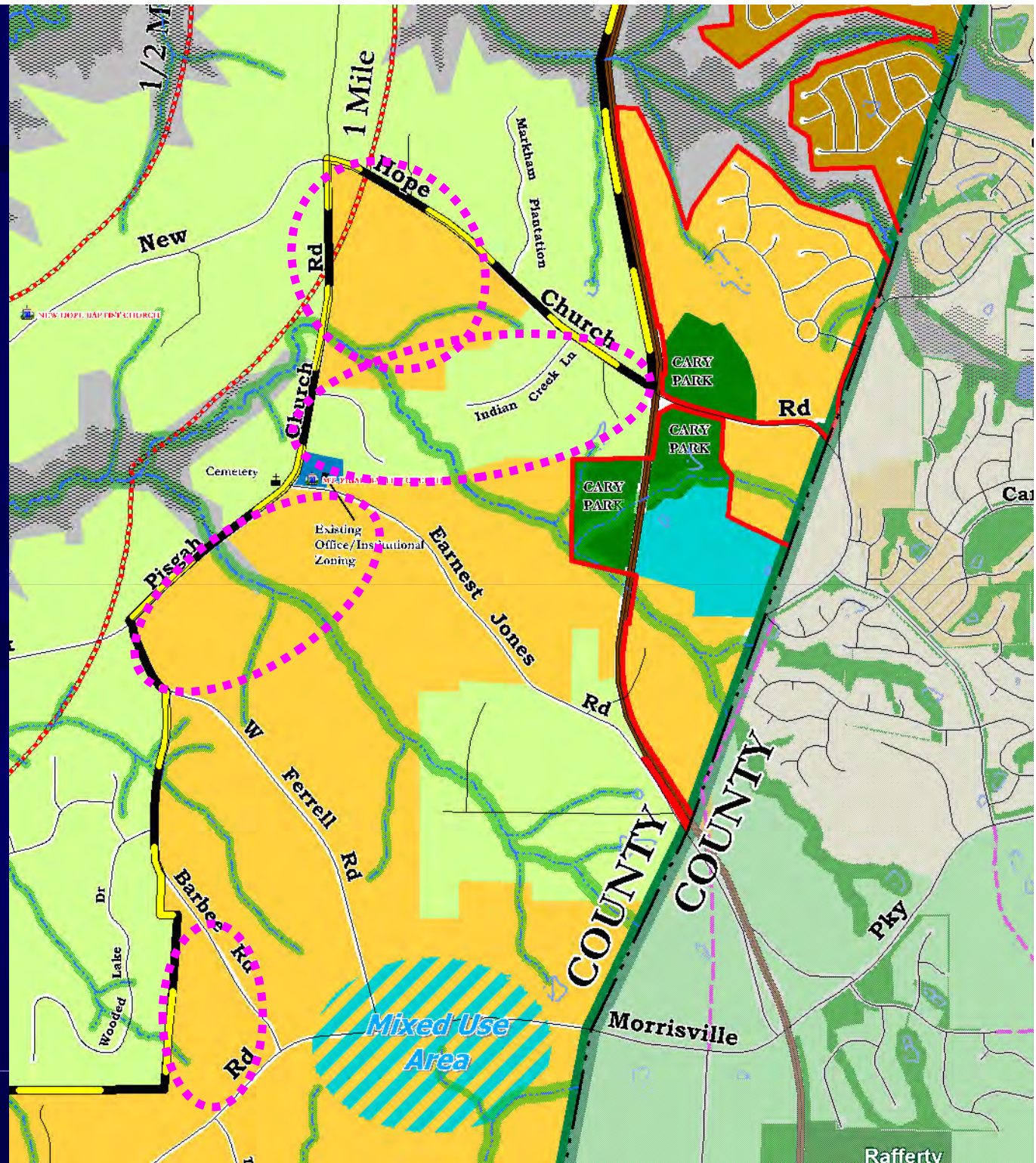
Draft Map 5 (North Central Area)

- Committee direction to adjust Rural Buffer to the roads
- Staff team recommended land uses
- Staff team expanded Rural Buffer near Barbee Road



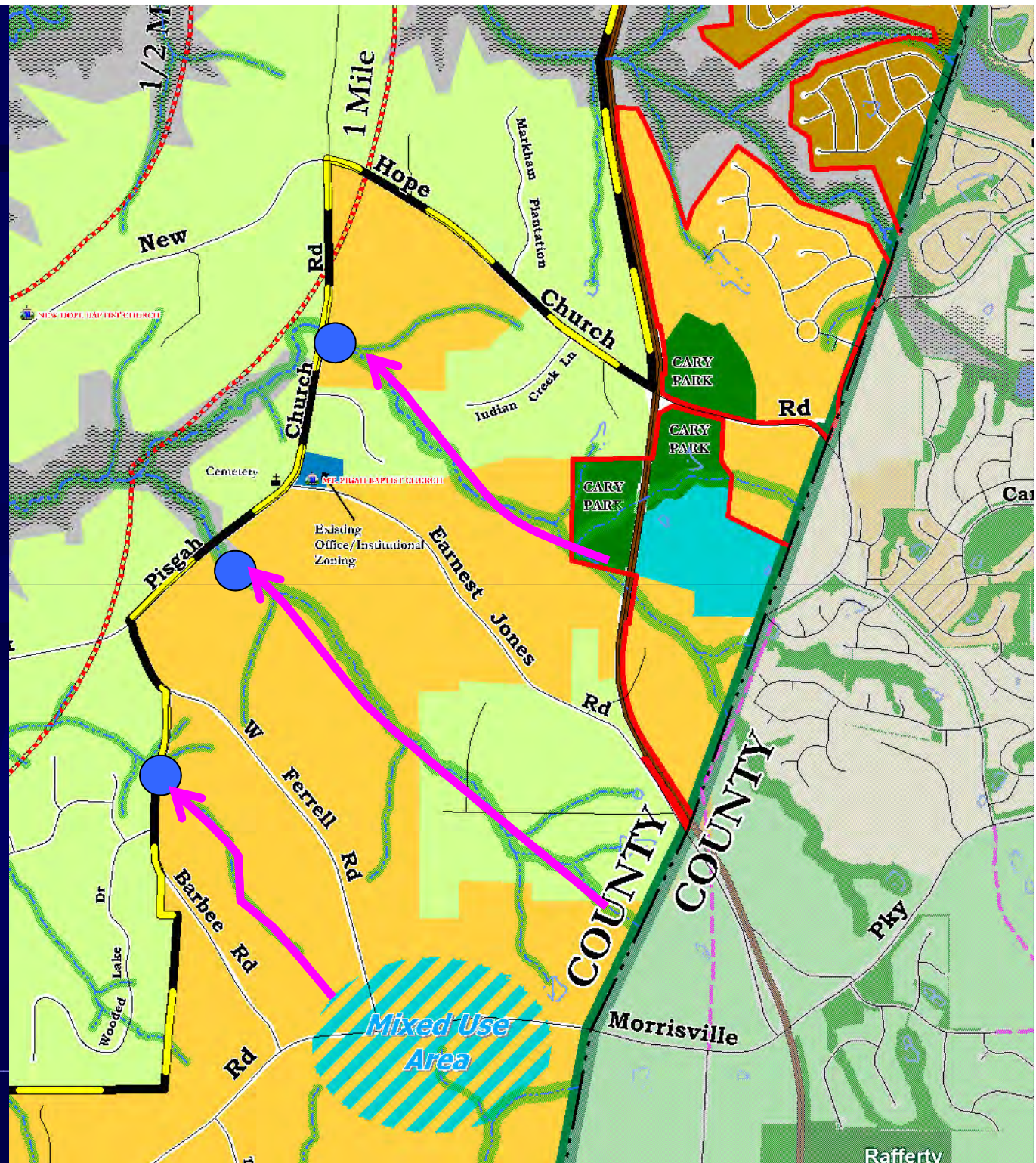
Draft Map "A" (North Central Area)

- 1-2 units/acre
- 1 unit/3-5 ac.
- 1-2 units/ac.

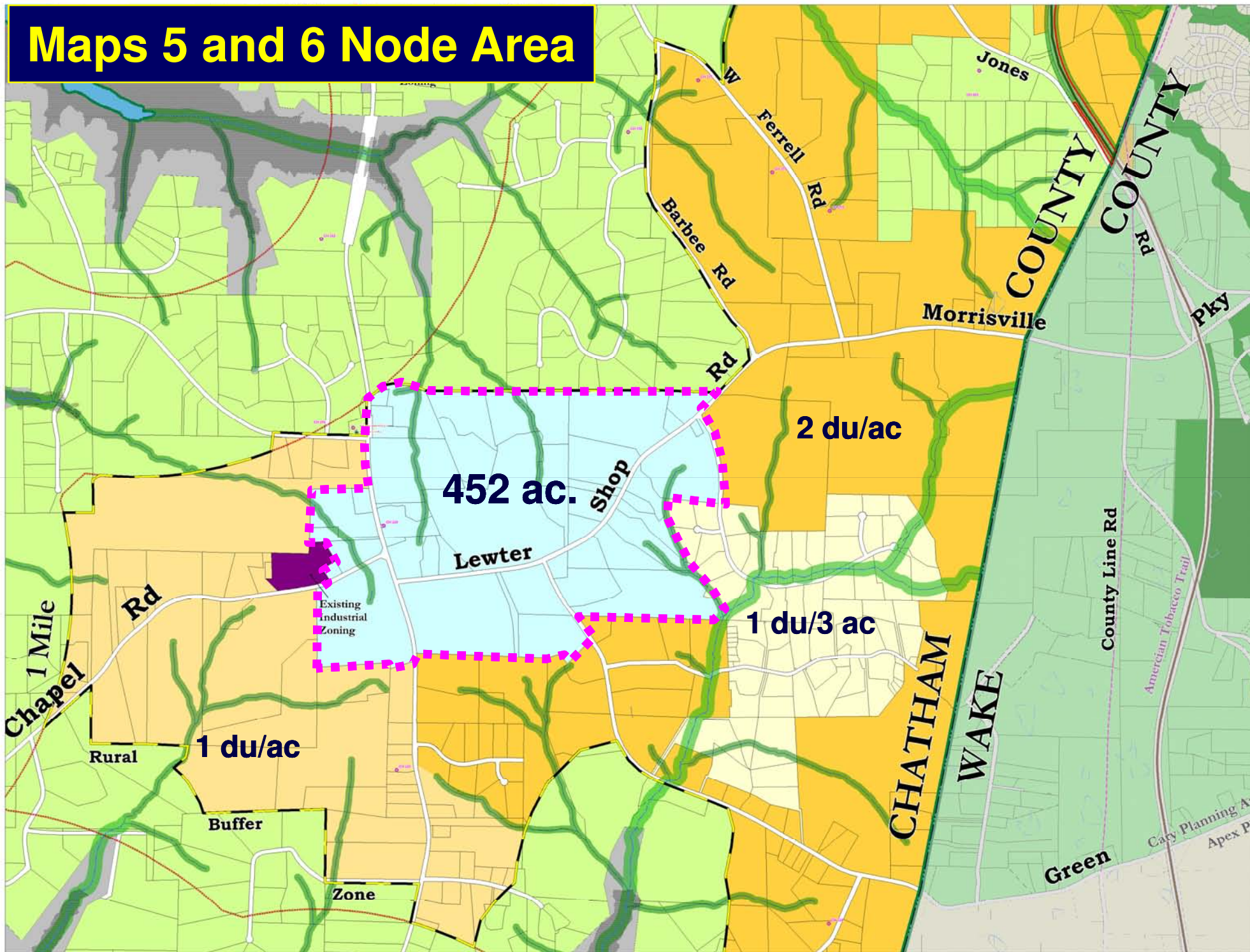


Draft Map "A" (North Central Area)

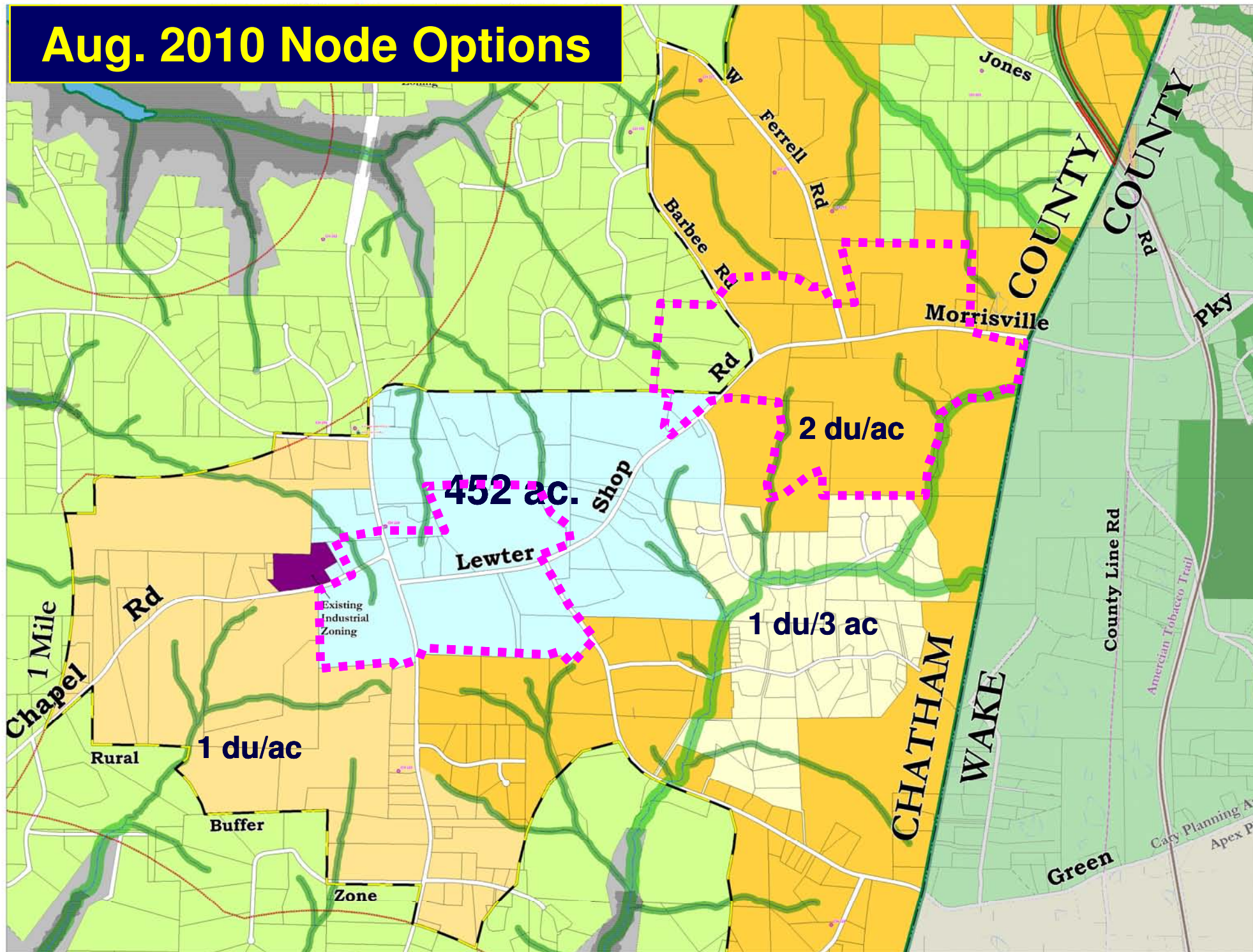
- Service Areas Match Drainage Basins For Gravity Sewer



Maps 5 and 6 Node Area



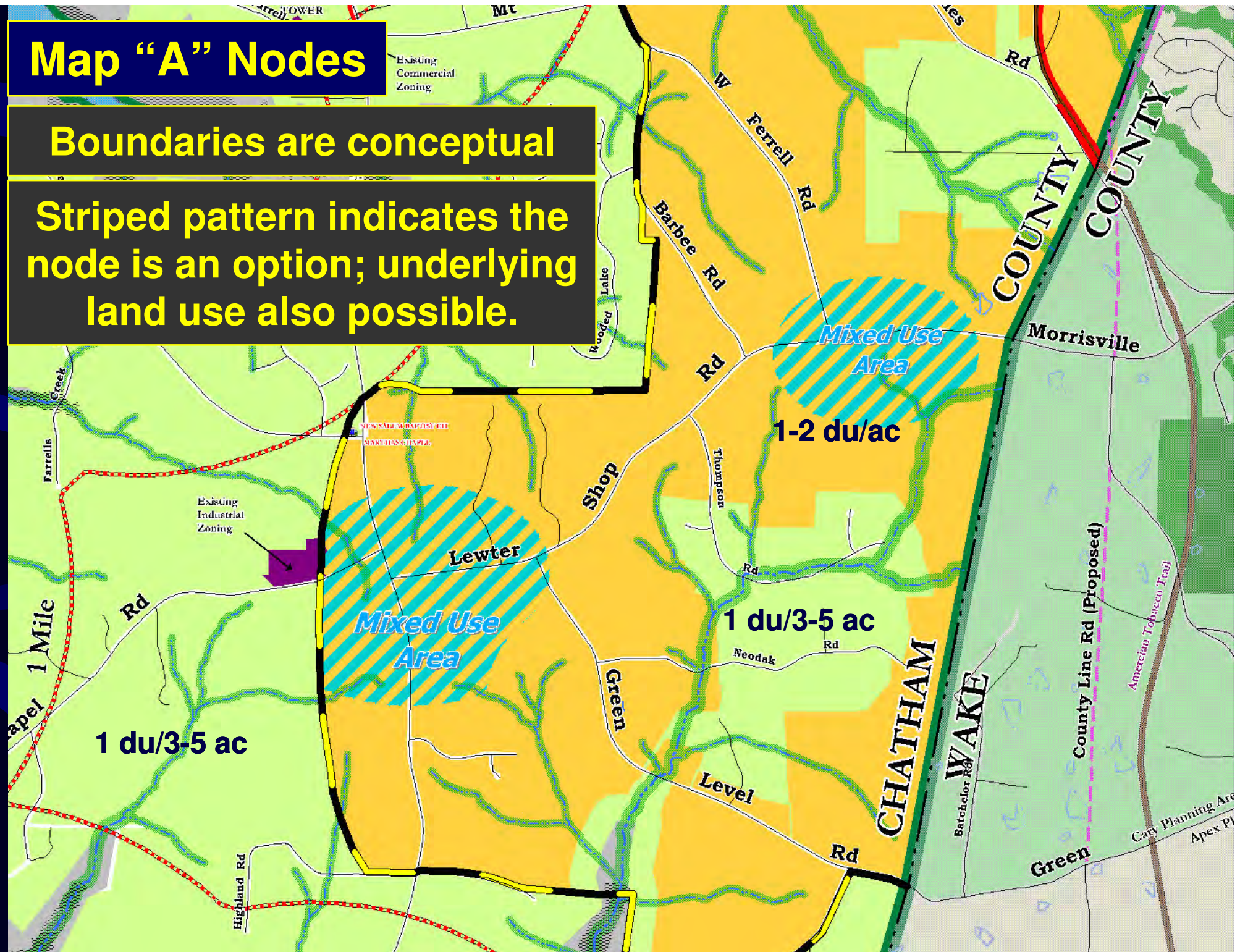
Aug. 2010 Node Options



Map "A" Nodes

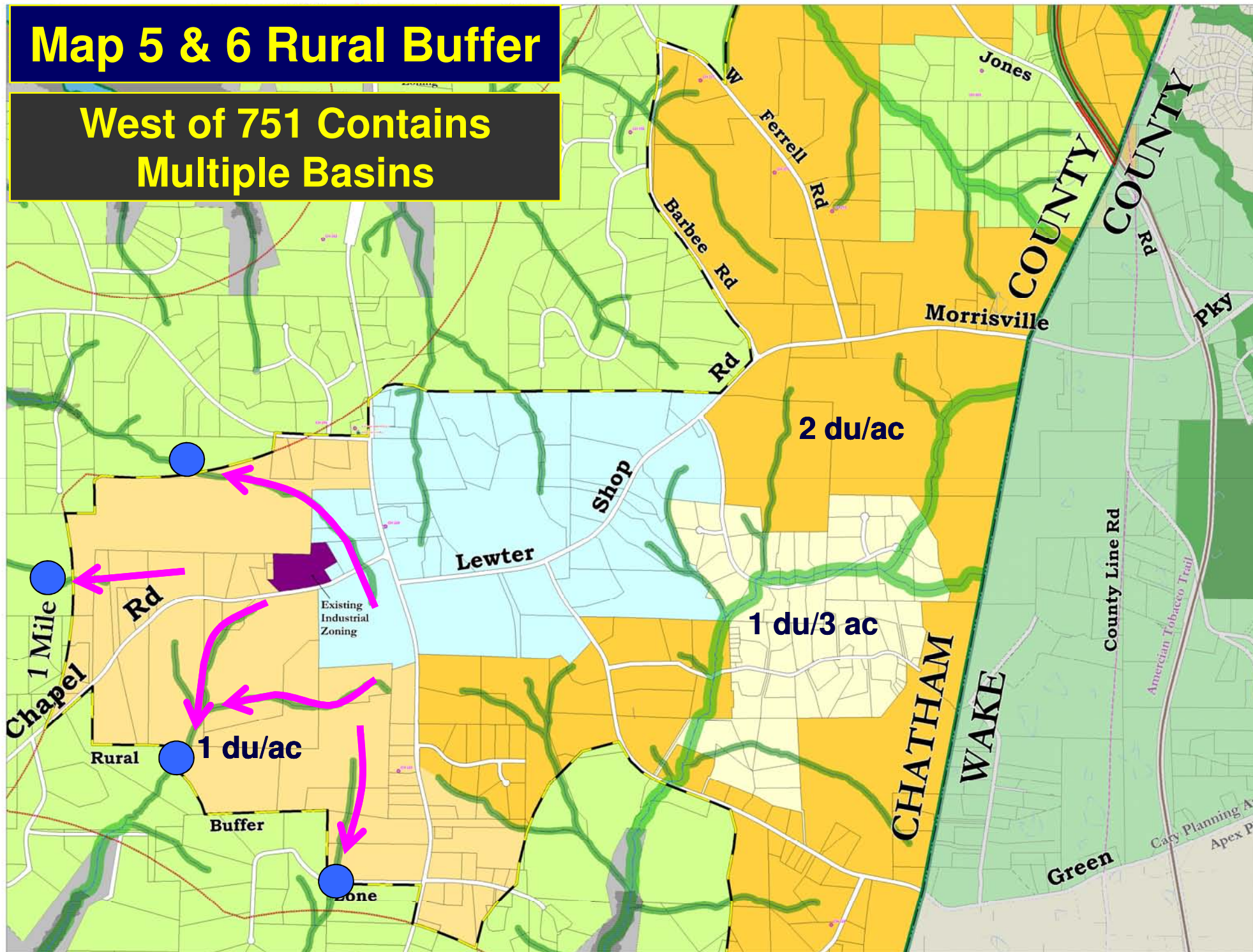
Boundaries are conceptual

Striped pattern indicates the node is an option; underlying land use also possible.



Map 5 & 6 Rural Buffer

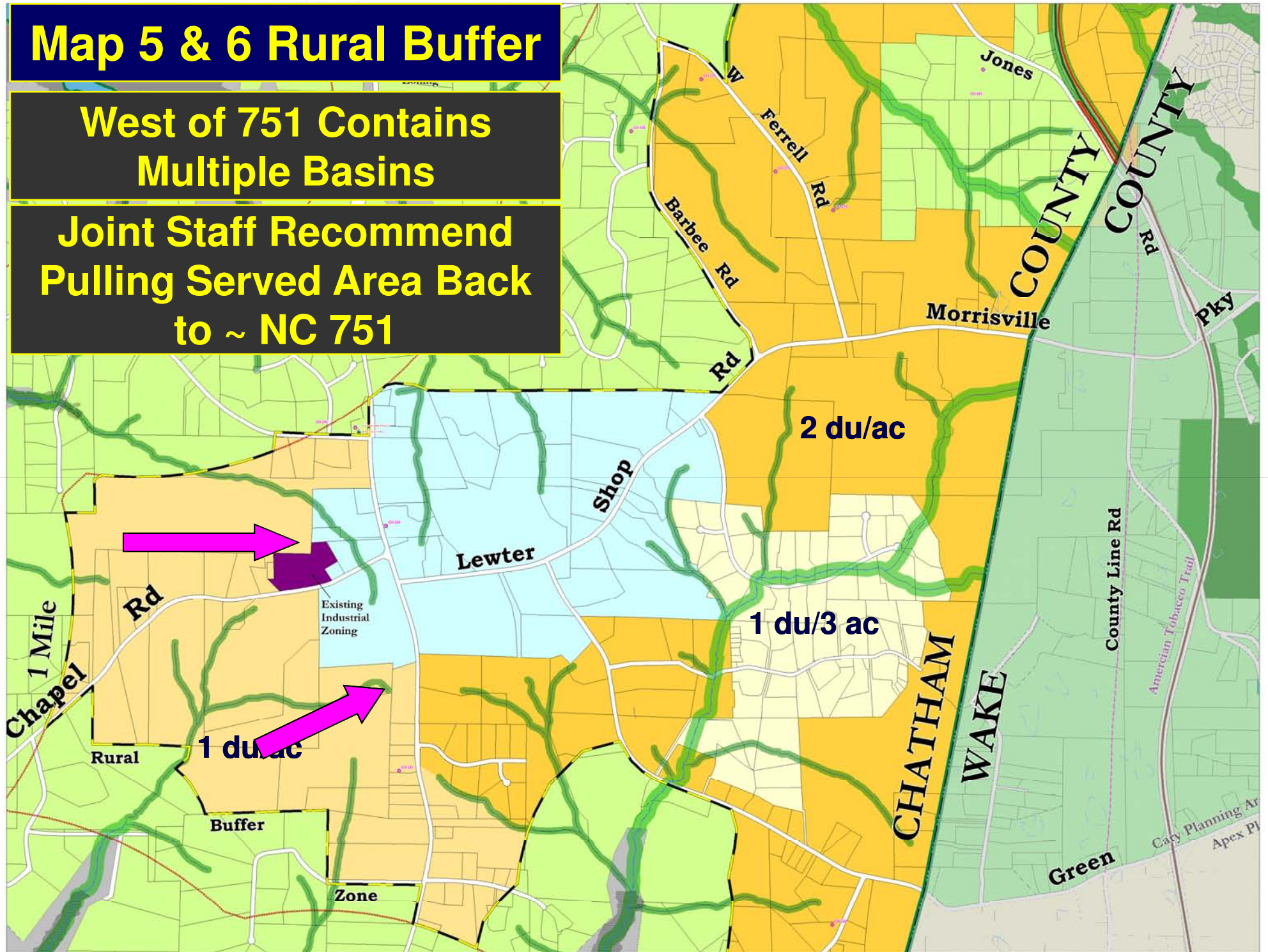
West of 751 Contains
Multiple Basins



Map 5 & 6 Rural Buffer

West of 751 Contains
Multiple Basins

Joint Staff Recommend
Pulling Served Area Back
to ~ NC 751



Map "A" Nodes

Area that was 1 du/ac west of 751 becomes 1 du/3-5 ac.

Existing Commercial Zoning

Existing Industrial Zoning

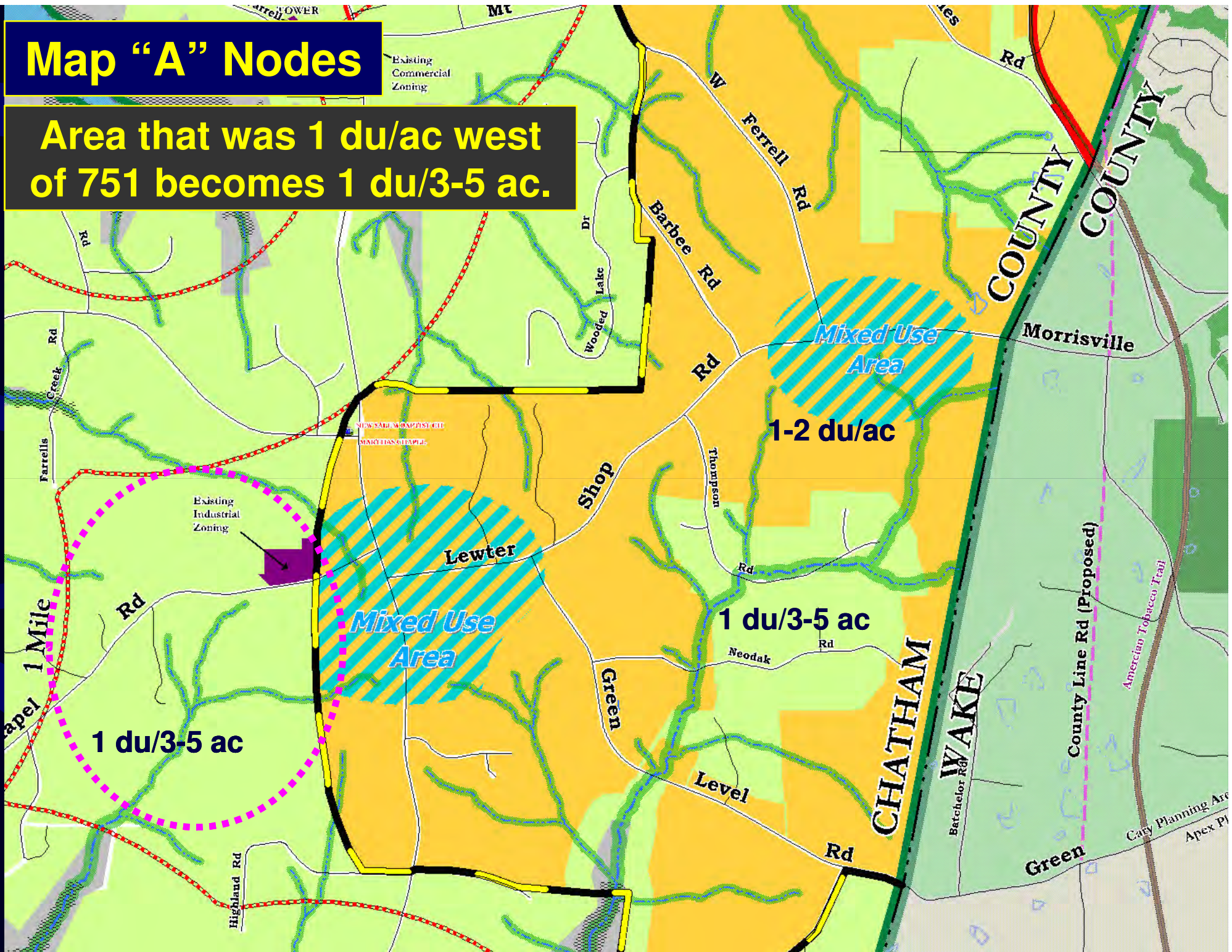
Mixed Use Area

Mixed Use Area

1 du/3-5 ac

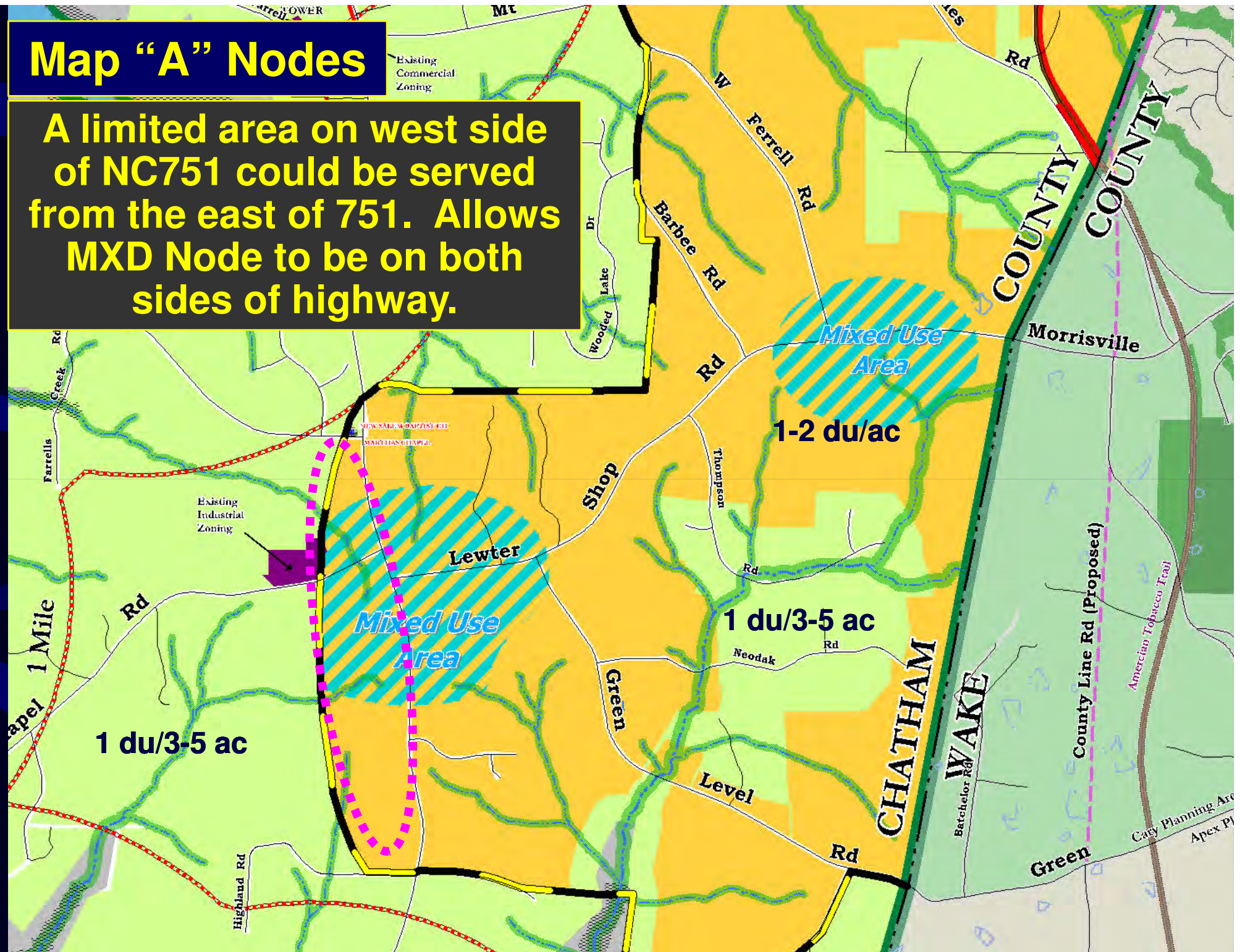
1-2 du/ac

1 du/3-5 ac



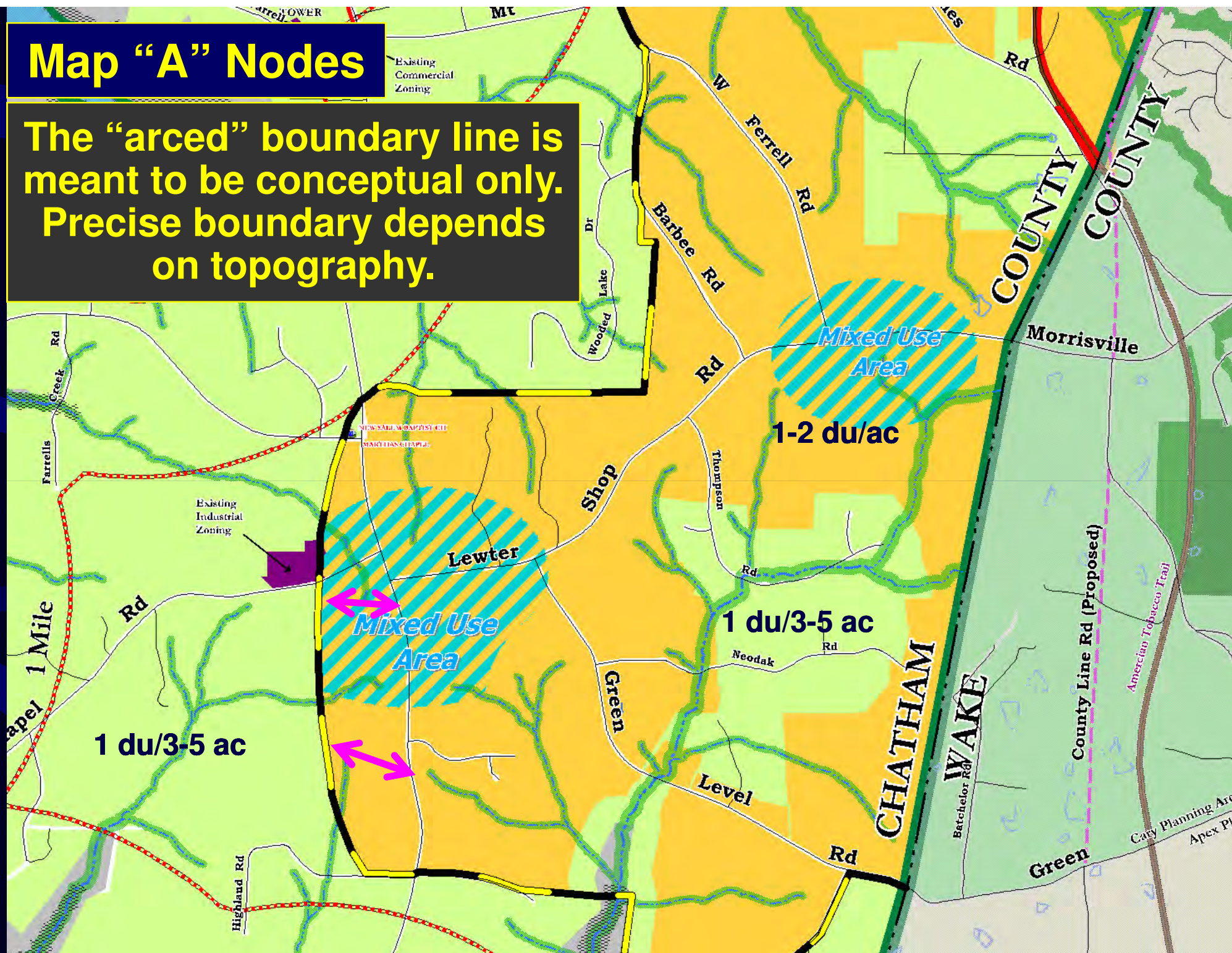
Map "A" Nodes

A limited area on west side of NC751 could be served from the east of 751. Allows MXD Node to be on both sides of highway.



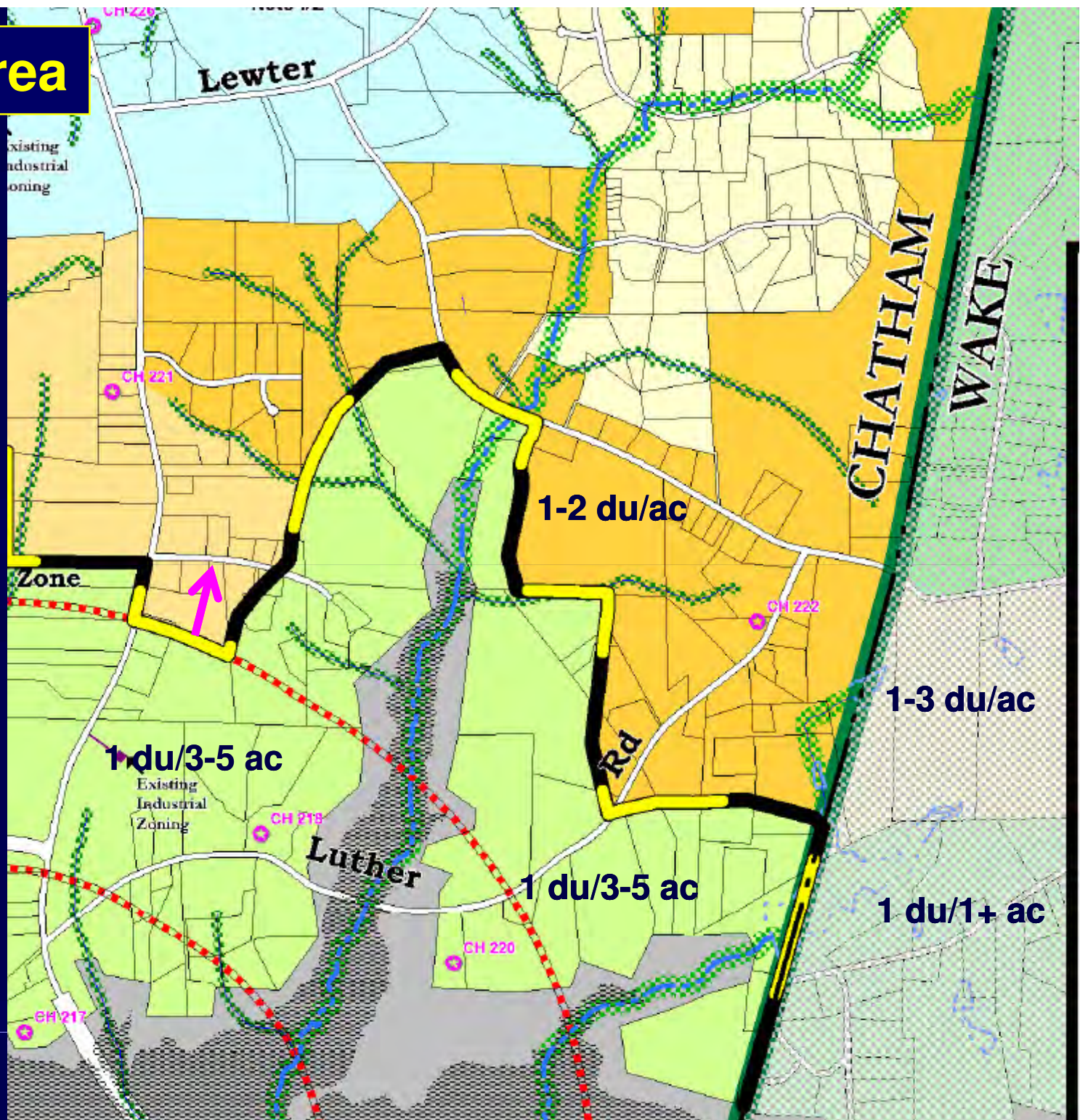
Map "A" Nodes

The "arced" boundary line is meant to be conceptual only. Precise boundary depends on topography.



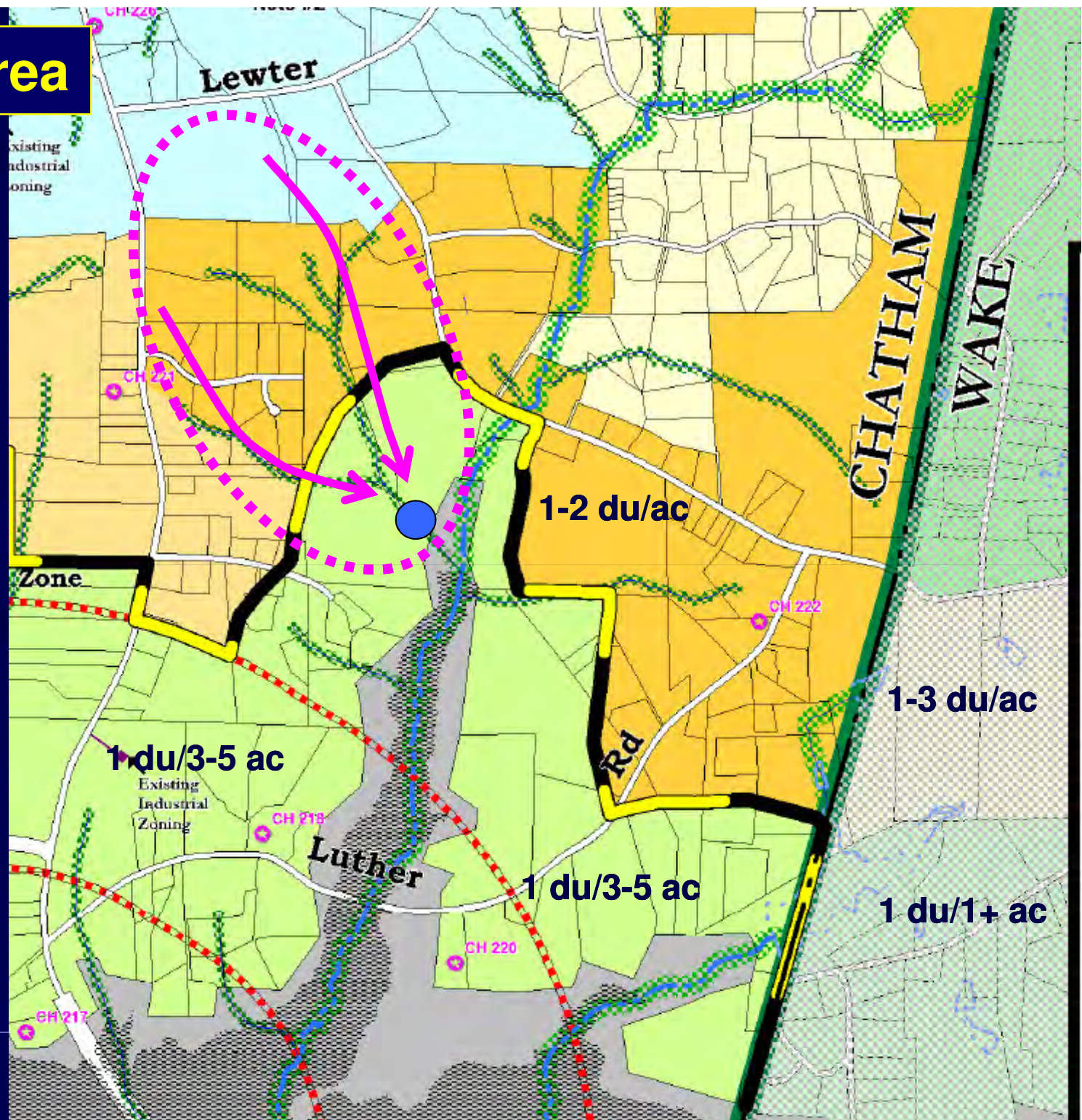
Map 7 - SE Area

➤ Use road as Rural Buffer boundary



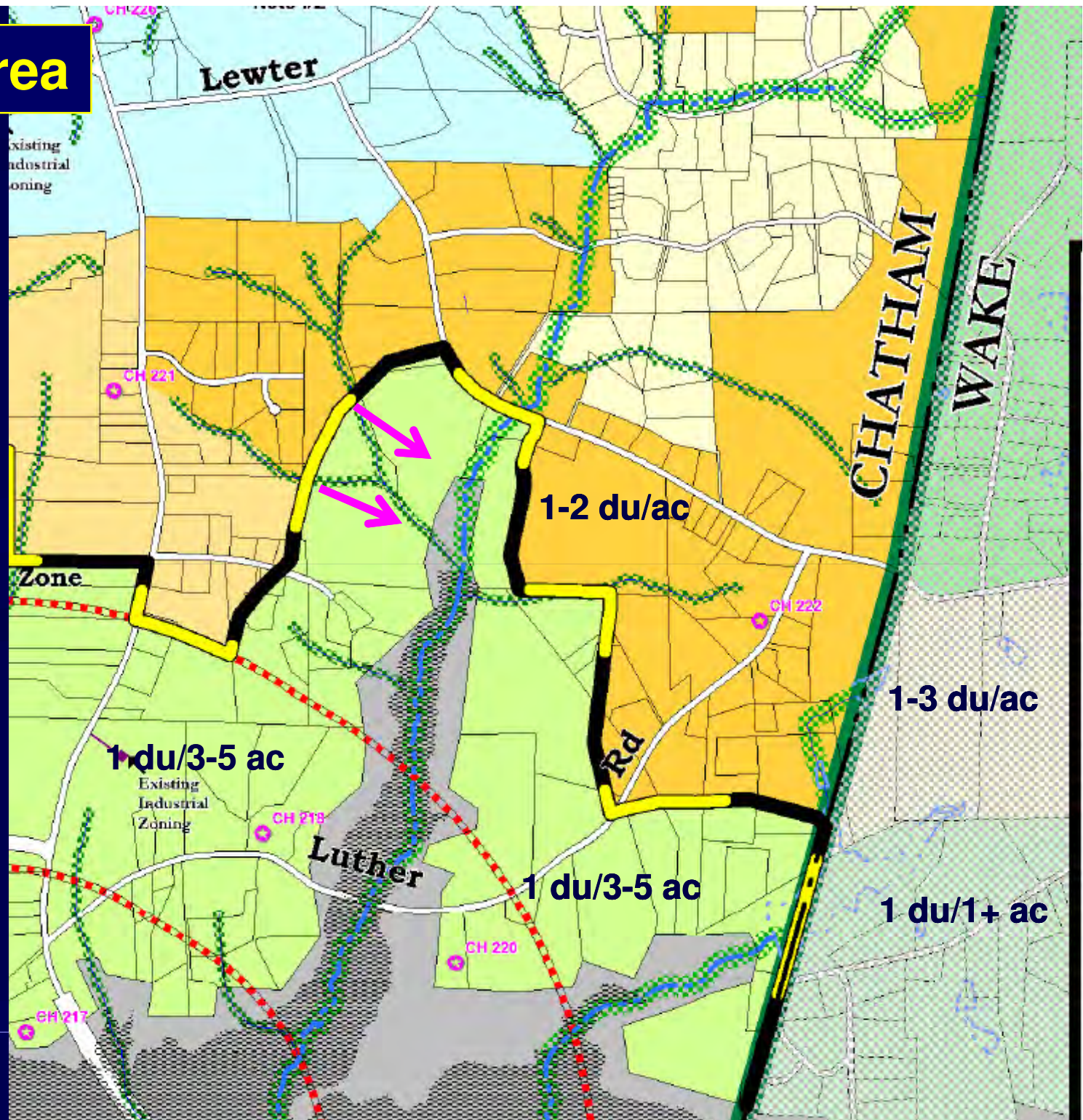
Map 7 - SE Area

- Serve all of a single basin

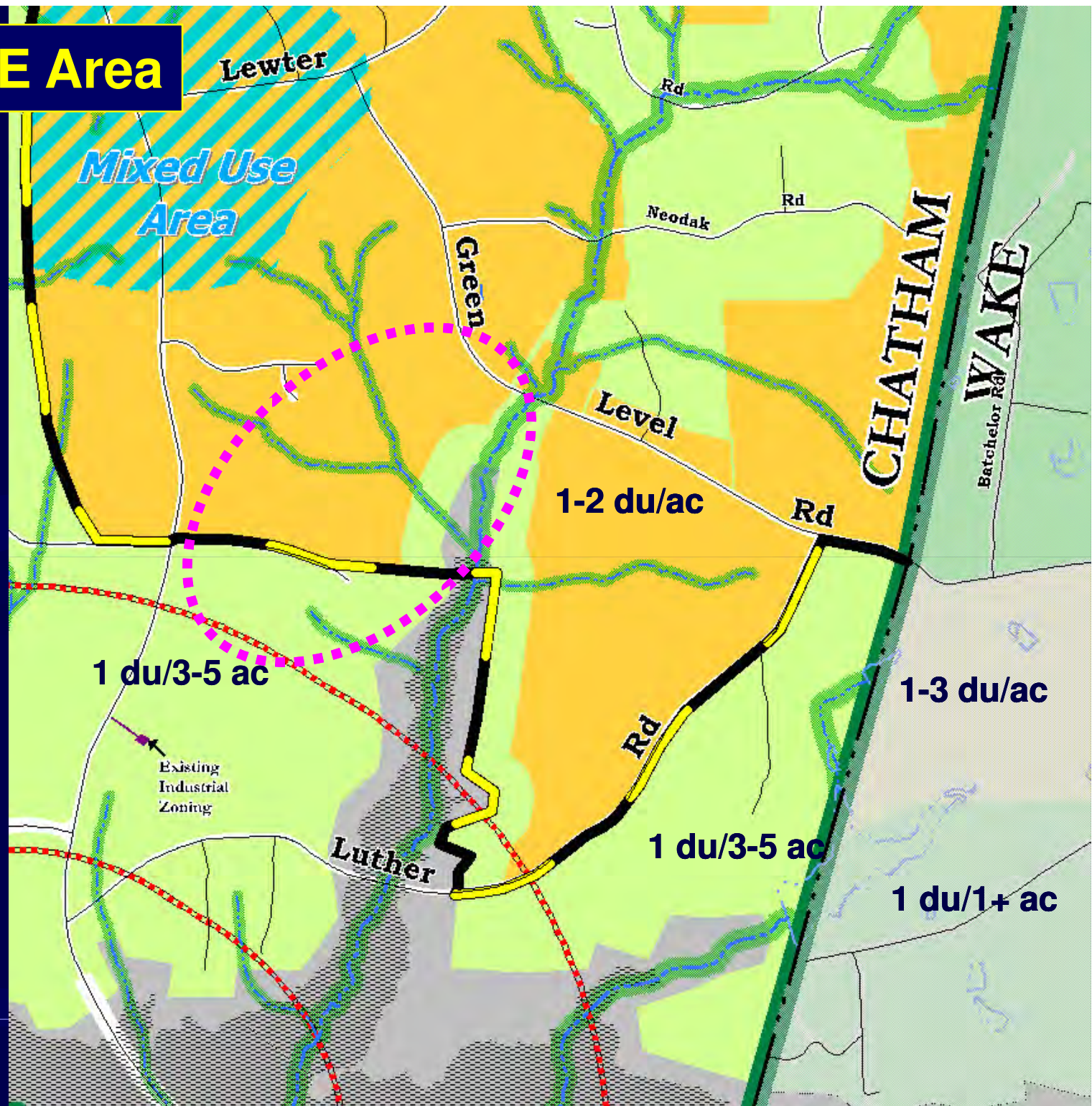


Map 7 - SE Area

- Use same 400 ft. COE buffer and 255 ft. elevation as for Ferrell property

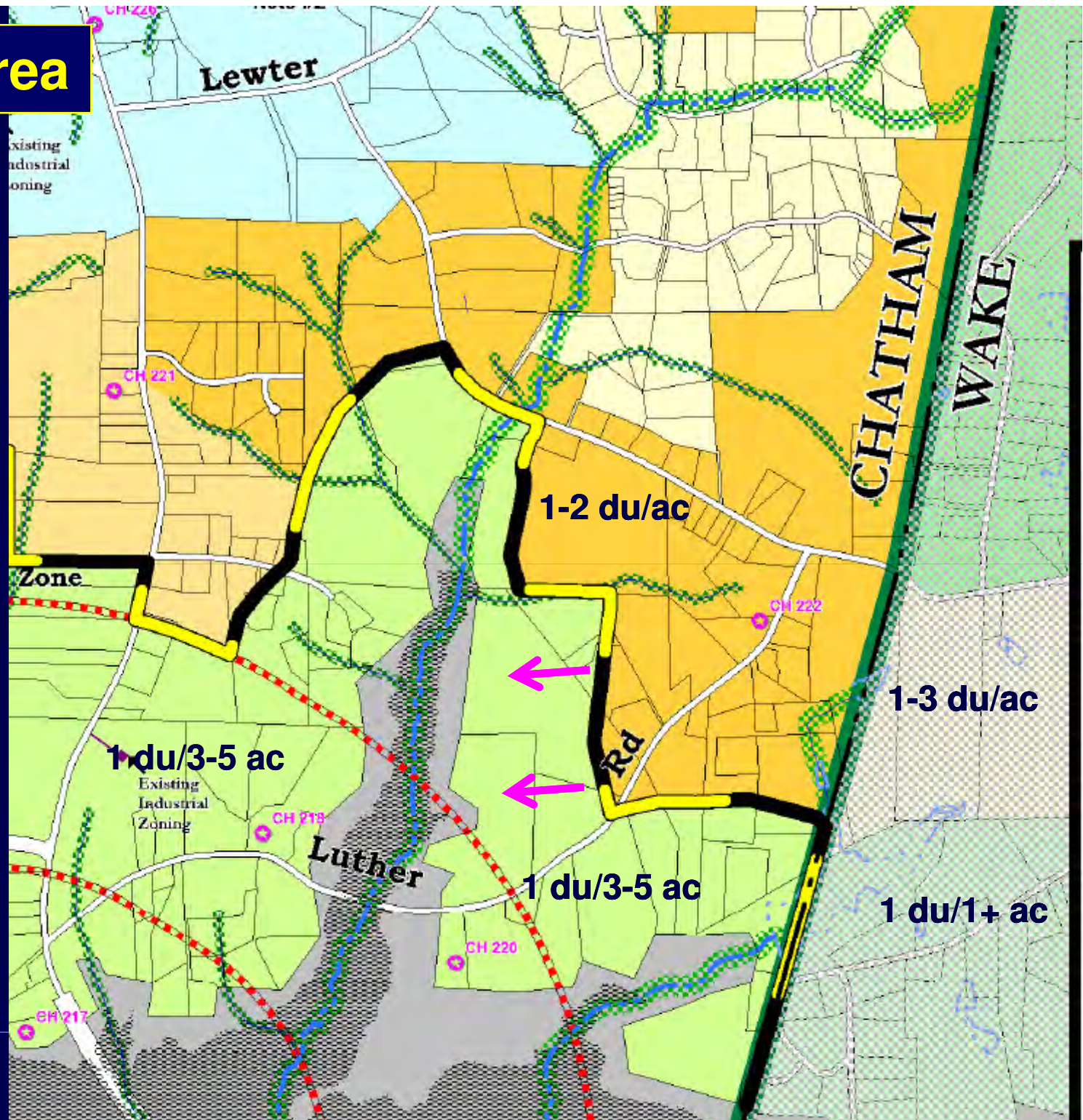


Map "A" – SE Area



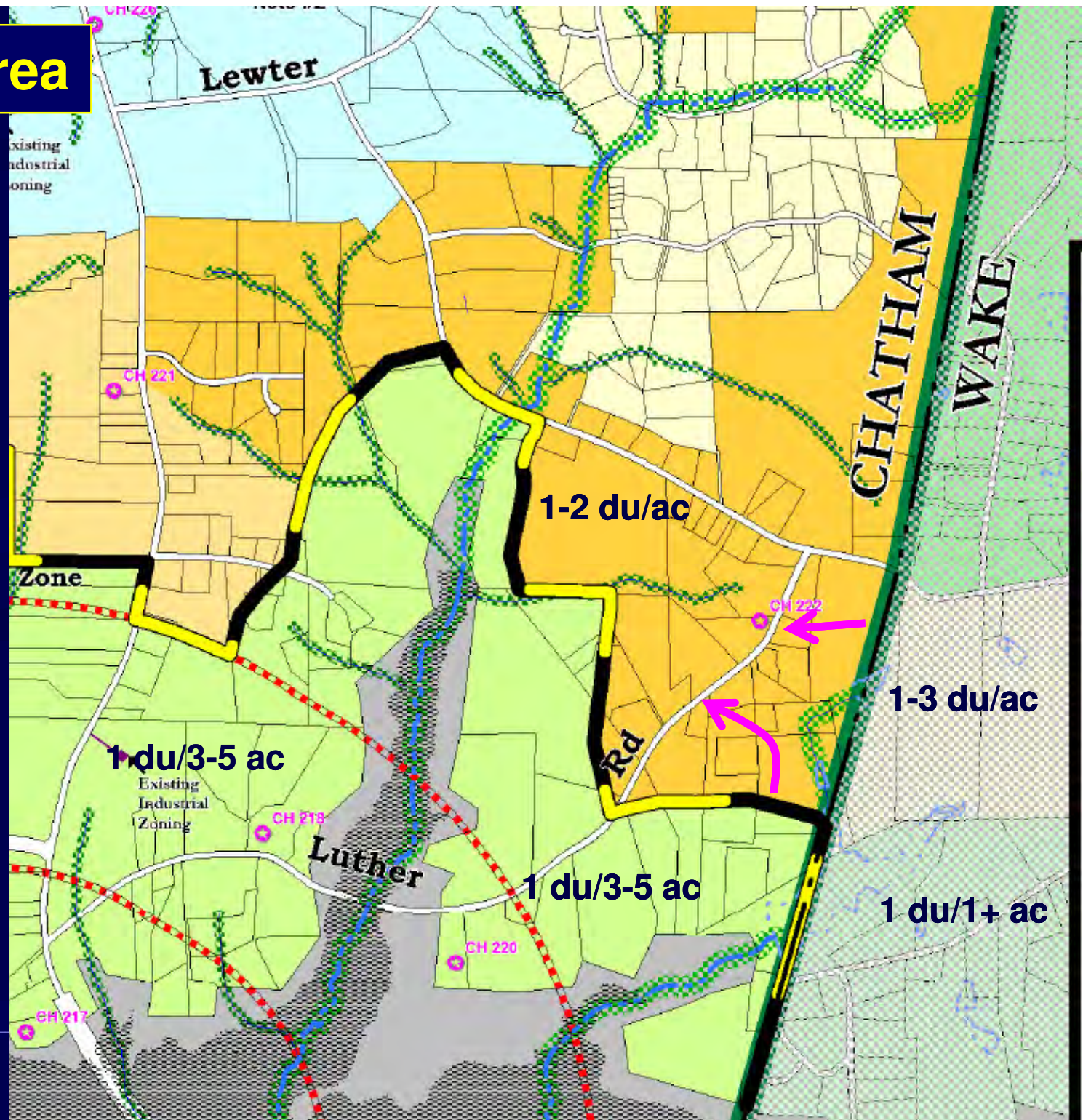
Map 7 - SE Area

- Use same 400 ft. COE buffer and 255 ft. elevation as for Ferrell property



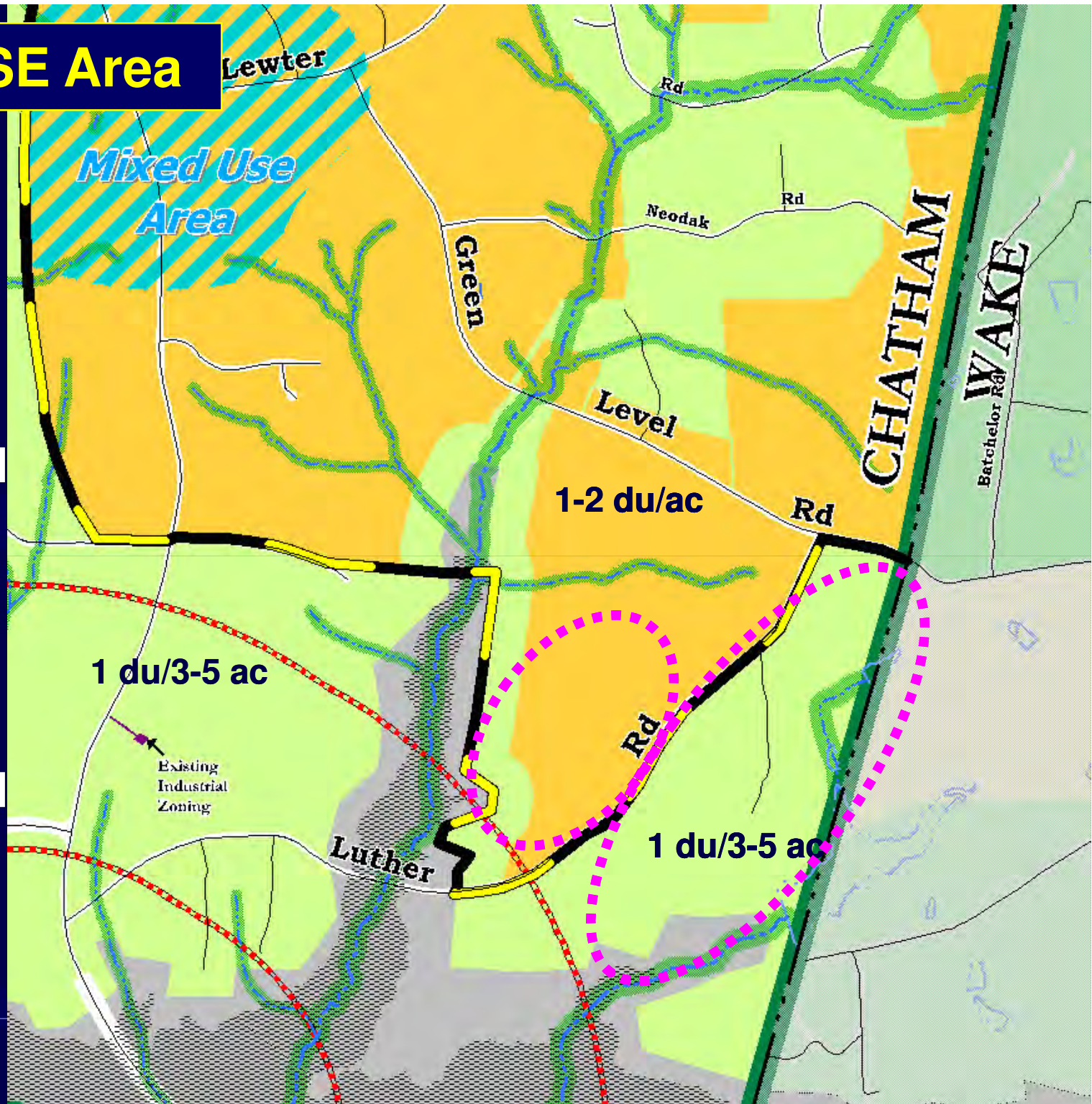
Map 7 - SE Area

- Do not serve east of Luther Road. To be resolved later with Town of Apex.



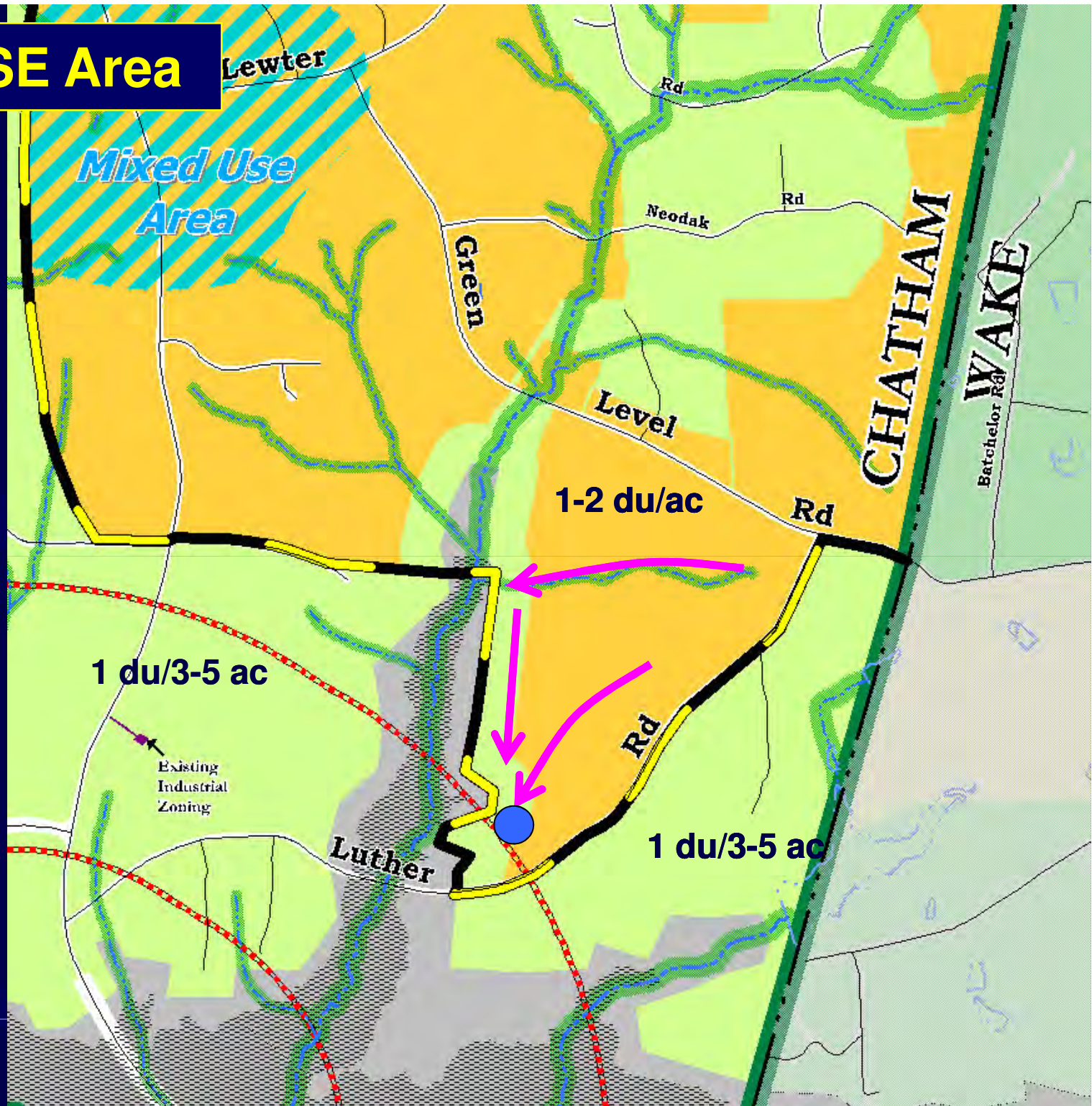
Map "A" – SE Area

- 1-2 du/ac area expanded west of Luther Road
- 1 du/3-5 ac area expanded east of Luther Road

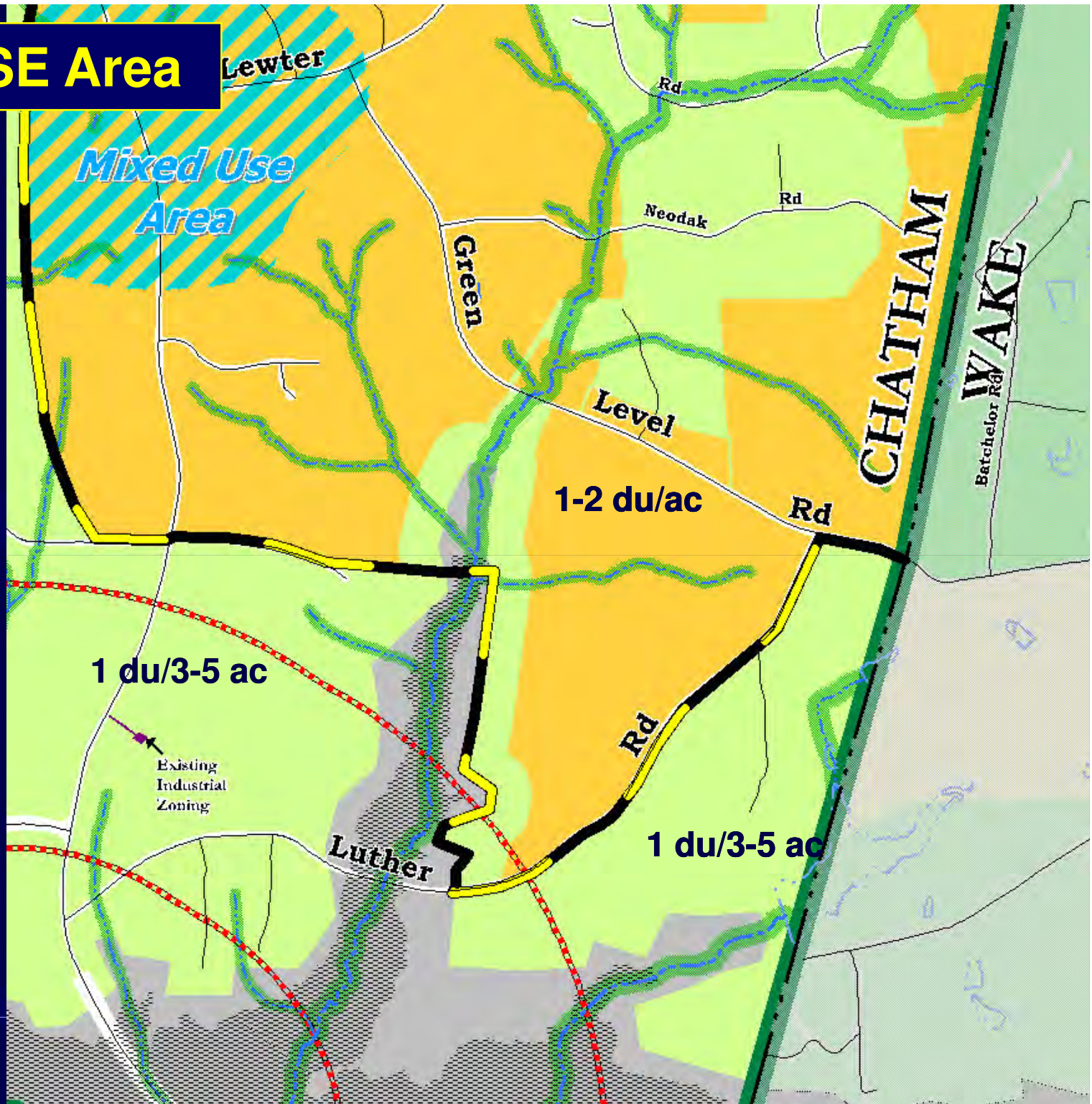


Map "A" – SE Area

- West of Luther Rd. in a single drainage basin



Map "A" – SE Area



Comparison of Changed Acreages


Map 5

| Land Use | Acres |
|------------------|--------------|
| 1 du/5 ac. | 7,295 |
| 1 du/3 ac. | 213 |
| Subtotal: | 7,508 |
| 1 du/ac. | 761 |
| 2 du/ac. | 1,857 |
| MXD | 452 |
| Subtotal: | 3,070 |

Map "A"

| Land Use | Acres |
|--------------|-------|
| 1 du/3-5 ac. | 7,661 |
| 1-2 du/ac. | 2,918 |

VII. Plan Table of Contents

- Per Committee Direction at Feb. 2011 meeting, Joint Staff Team has simplified the proposed Plan Document Outline, to correspond with a more generalized approach to the plan
 - Four plan chapters would be removed:
 - Transportation.
 - Schools
 - Parks and Greenways
 - Design Principles
 - Per Feb. meeting, the plan scope does not include specific recommendations for transportation, schools, parks, greenways, or design principles. Any proposals for follow-up plans or studies will be moved to Implementation Chapter.
- 

VII. Plan Table of Contents

- **The former “Open Space and Natural Resources” chapter would be re-fashioned as the “Watershed Protection” chapter.**
 - **Specific state and local watershed rules would be summarized**
 - **Principles for cluster or conservation subdivisions would be discussed**
- **Any recommendations for additional studies or plans for open space or natural resources will be moved to the Implementation chapter.**

VII. Plan Table of Contents

- **The scope and level of detail for the “Land Use” chapter will be modified to conform with the direction for a more generalized plan.**

VII. Plan Table of Contents

Committee Discussion