

Chatham-Cary Joint Issues Committee

**Public Input Session on Draft
Chatham-Cary Joint Land Use Plan**

June 29, 2011

Agenda

- I. Call to Order**
- II. Welcome**
- III. Approval of Agenda**
- IV. Approval of Minutes**
- V. Staff Presentation**
- VI. Public Input**
- VII. Committee Discussion**

What Is The Joint Plan?

1. It is a *Policy Document* that will set forth the official long-range vision for future land uses
2. It will be used by Chatham County and the Town of Cary to help guide future development and rezoning requests in the area
 - The local Planning and Zoning Boards will be required to determine whether future rezoning requests conform with the plan
3. It will also serve as a framework for long-term planning for public facilities

What The Joint Plan Is Not

1. It is *not* a development proposal
2. It is *not* an ordinance
3. It is *not* a Utility Master Plan
4. It is *not* a Transportation Plan
5. It is *not* a Parks and Greenways Plan
6. It is *not* a Public Schools Master Plan
7. It is *not* an Annexation Plan
8. It is *not* a Zoning Proposal...

The Joint Plan Boundaries

Total of 18,137 ac.



History of the Joint Land Use Planning Effort

| Milestone | Date |
|--|------------------------|
| Joint Resolutions passed by Chatham and Cary for development of a Joint Plan, plus a moratorium on annexations. | Dec. 2005 |
| Joint Community Meetings #1 and #2. Project kick-off; feedback on Plan Options 1 & 2. | June & Oct 2006 |
| Joint Work Session #1. Review of a Revised Joint Staff Draft Plan. | Feb. 2007 |
| Watershed Impact Model. Study of the relative stormwater runoff impacts from alternative plans. | Dec. 2007 to Dec. 2008 |
| Joint Issues Committee Formed; Regular Committee Meetings | May 2009 – Apr. 2011 |
| Chatham Community Meeting. Held by Chatham only. | Aug. 2009 |
| Community Meeting #3. Public input on Draft Plan #5. | Nov. 2009 |

Guiding Principles Include...

- **Preserve the rural character of the bulk of this area, while allowing for balanced growth and development.**
- **Focus the most intense land uses close to the eastern side of the plan area and maintain very low density uses westward towards Jordan Lake.**
- **Protect water quality of Jordan Lake Reservoir.**
- **Use the future availability of public utility services to guide and direct growth.**
- **Encourage limited economic development near major employment and population centers and transportation routes.**

Geographic Context

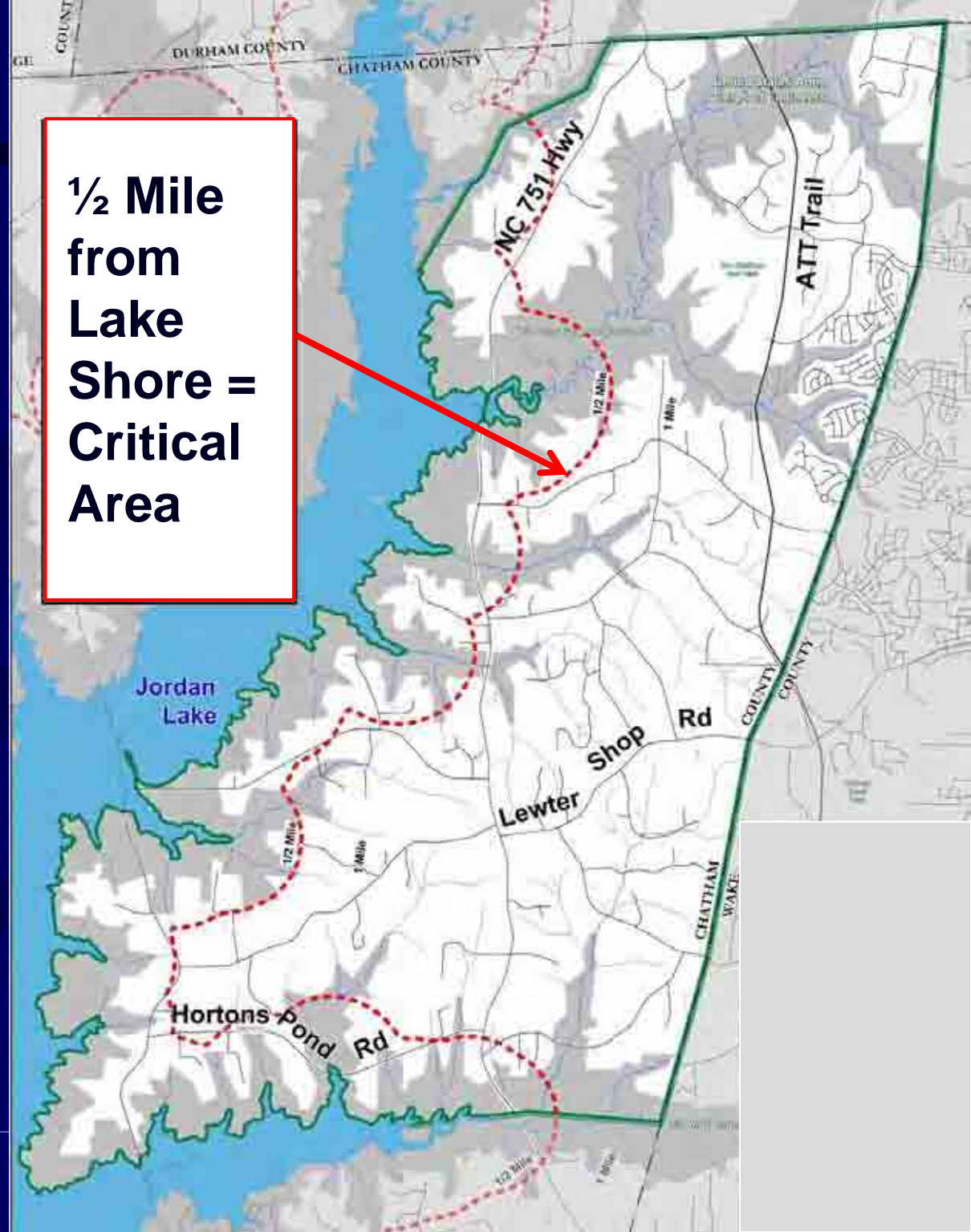
Jordan Lake

State classifies Jordan Lake as a WS-IV Water Supply, subject to a ½ mile Critical Area:

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

Hi Density Option:
24-50% impervious

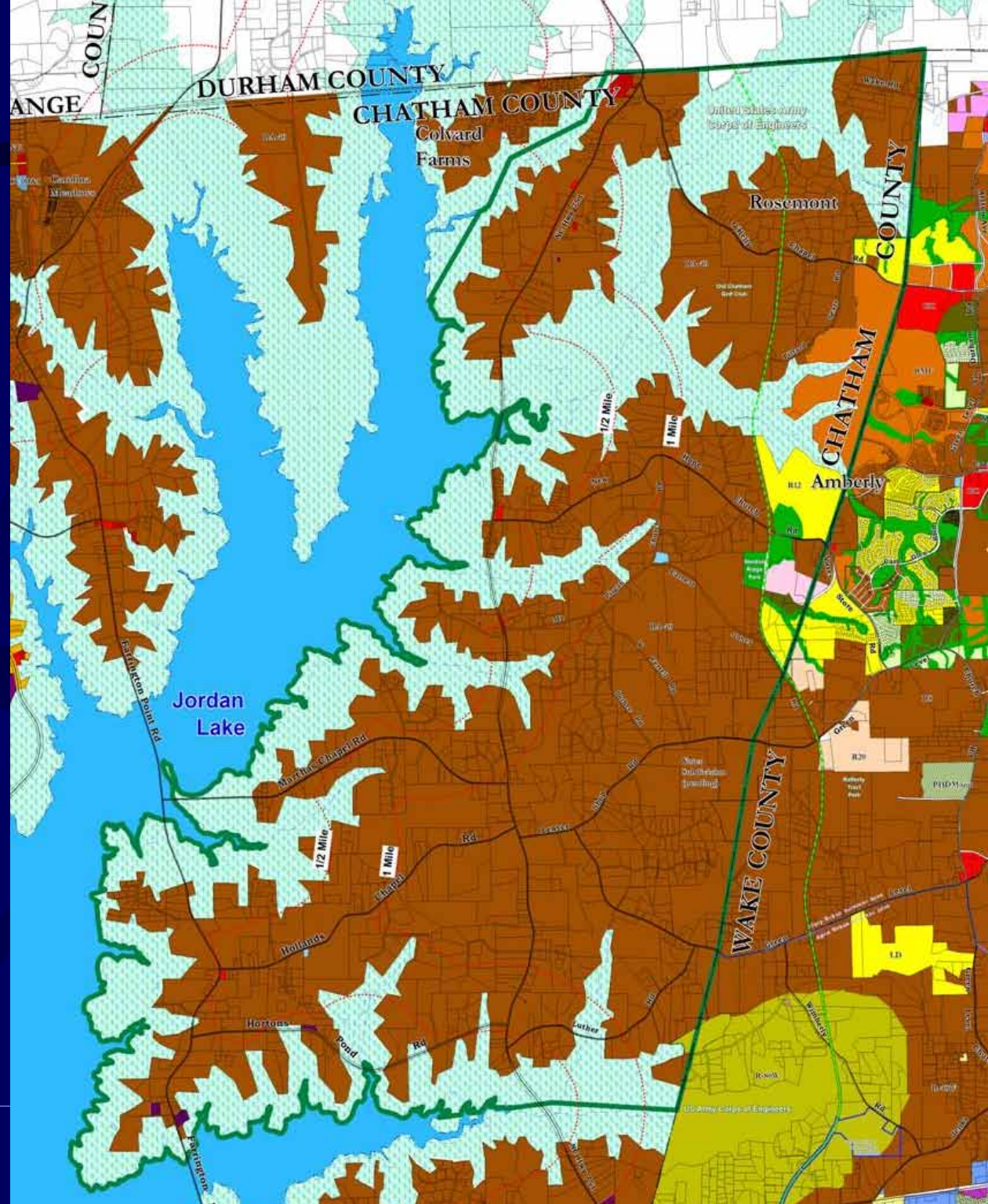
Corps Land = 6,082 of the study area's 18,137 acres



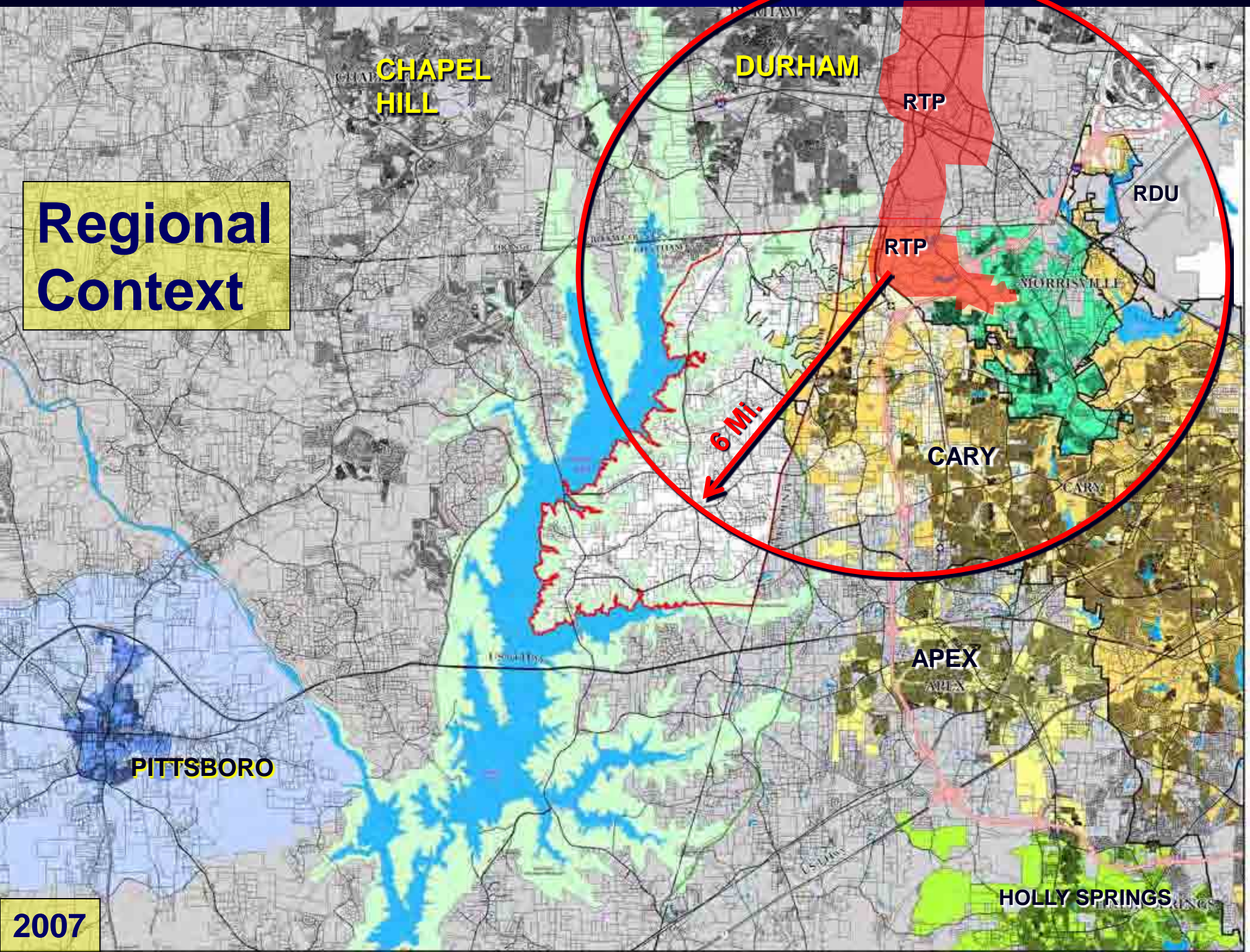
Existing Zoning

Most of Study Area is Zoned R1

(Map c. 2007)



Regional Context

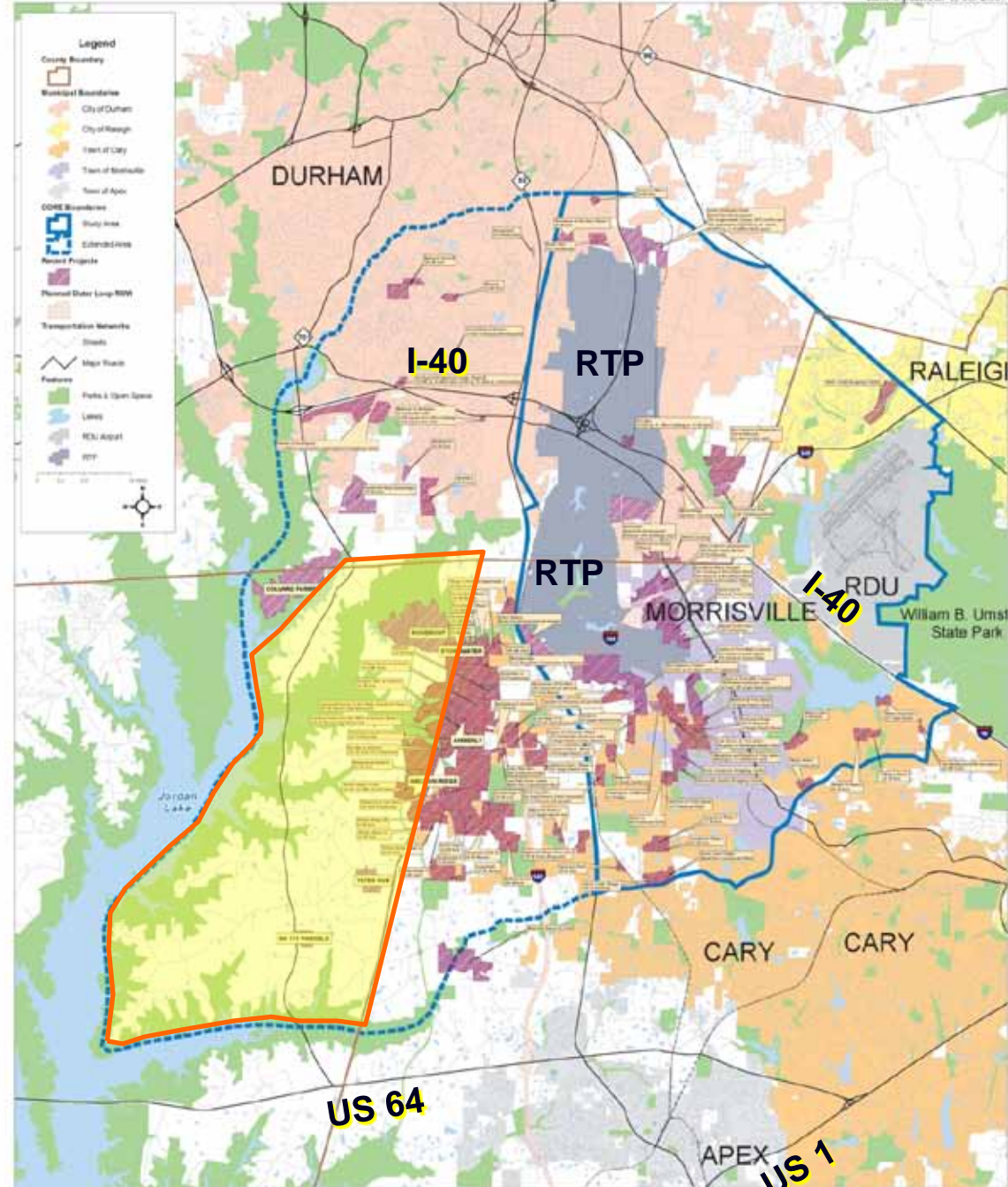


2007

Regional & Transportation Context

“Center of the Region”
Map (RTP) è

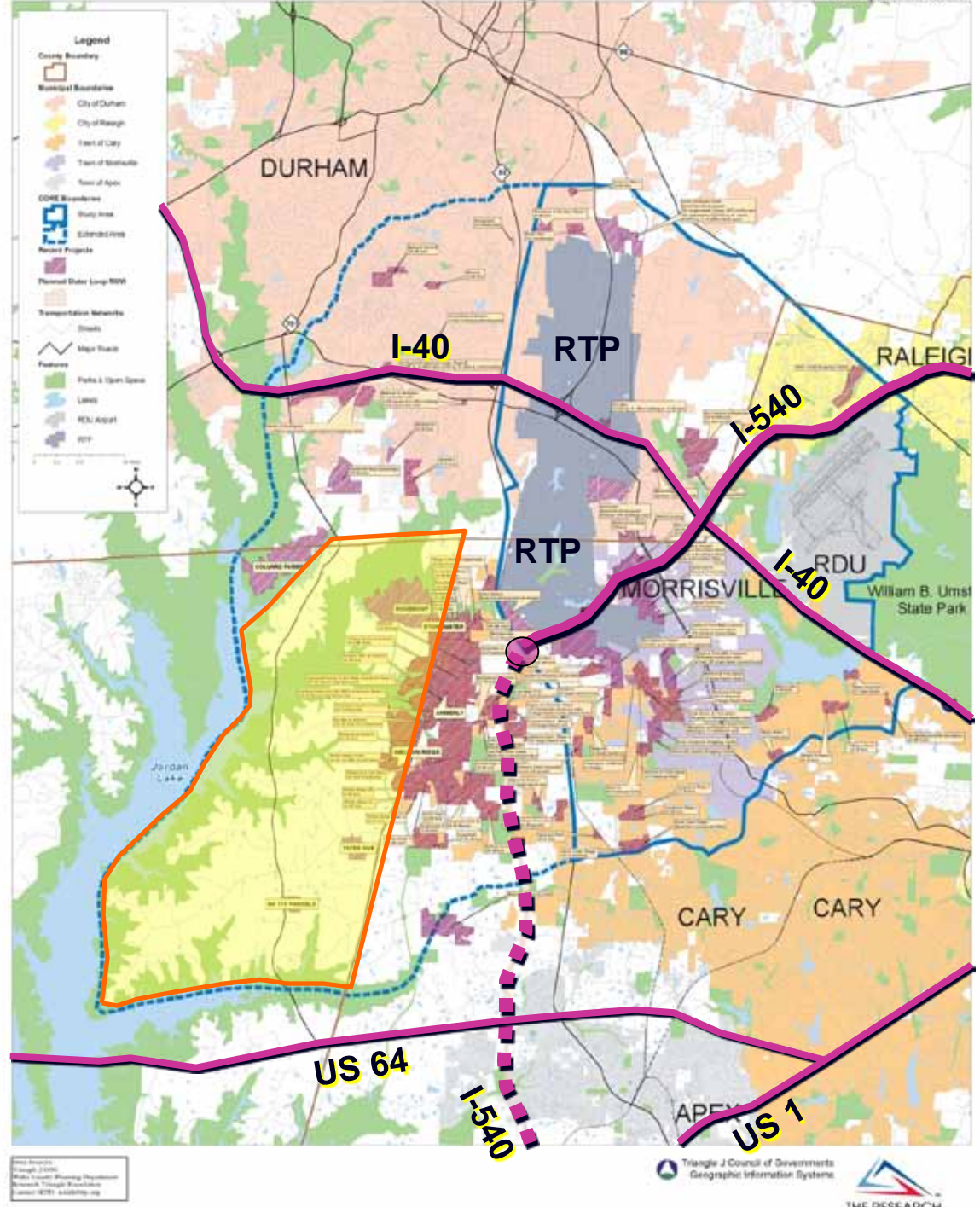
∅ Plan Area



Regional & Transportation Context

“Center of the Region”
Map (RTP) è

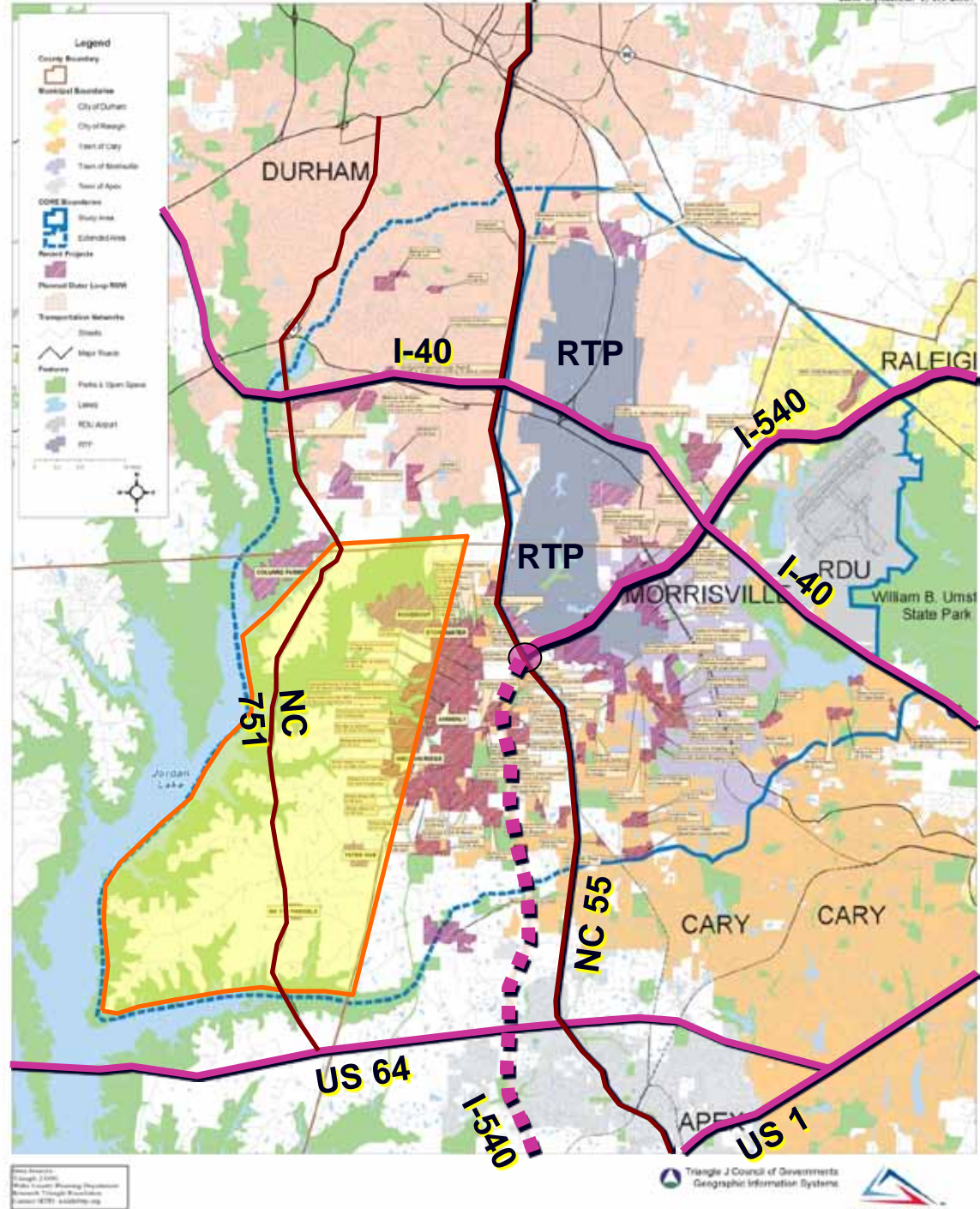
- ∅ Plan Area
- ∅ Freeways



Regional & Transportation Context

“Center of the Region”
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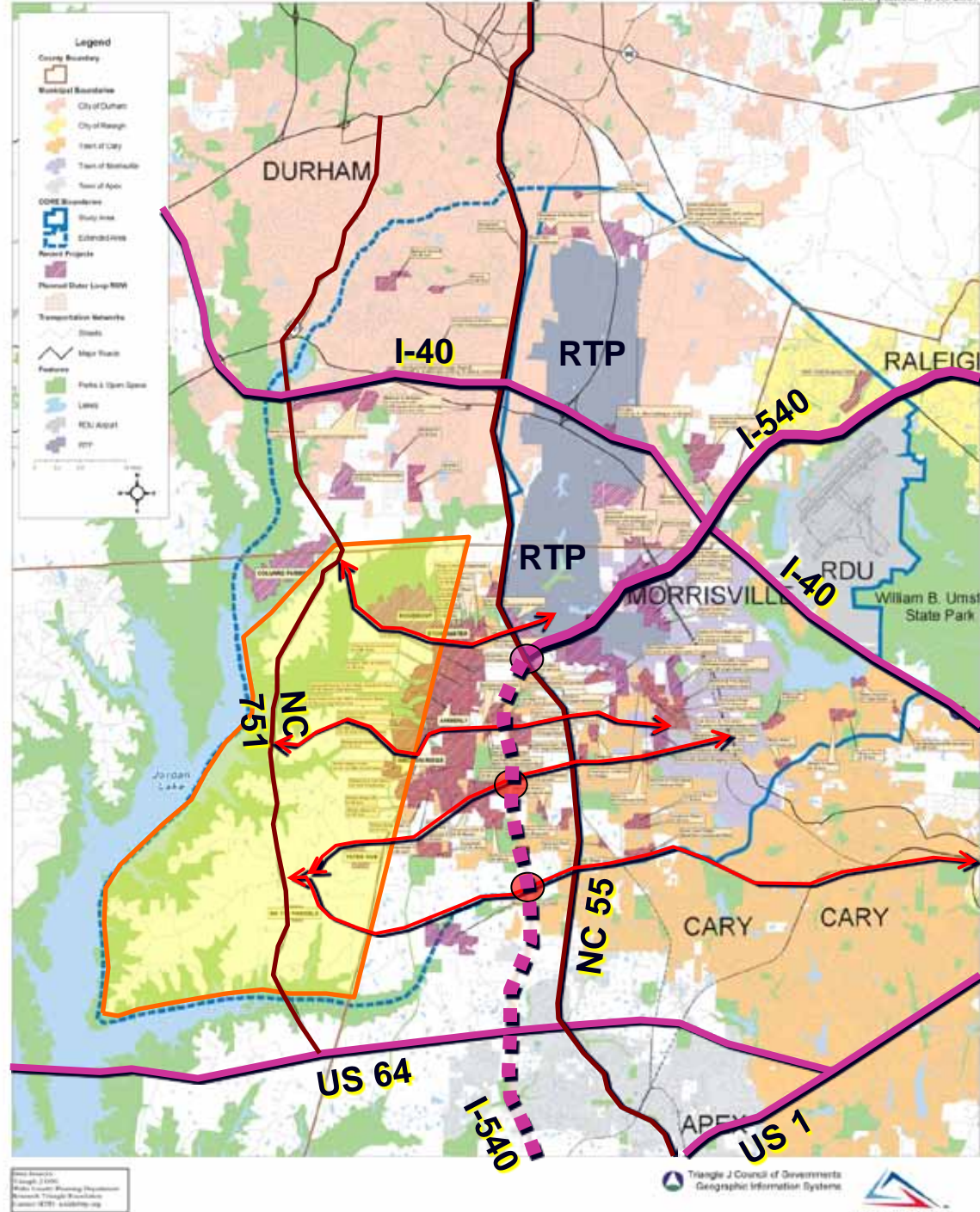
- ∅ Plan Area
- ∅ Freeways
- ∅ Highways



Regional & Transportation Context

“Center of the Region”
Map (RTP) è

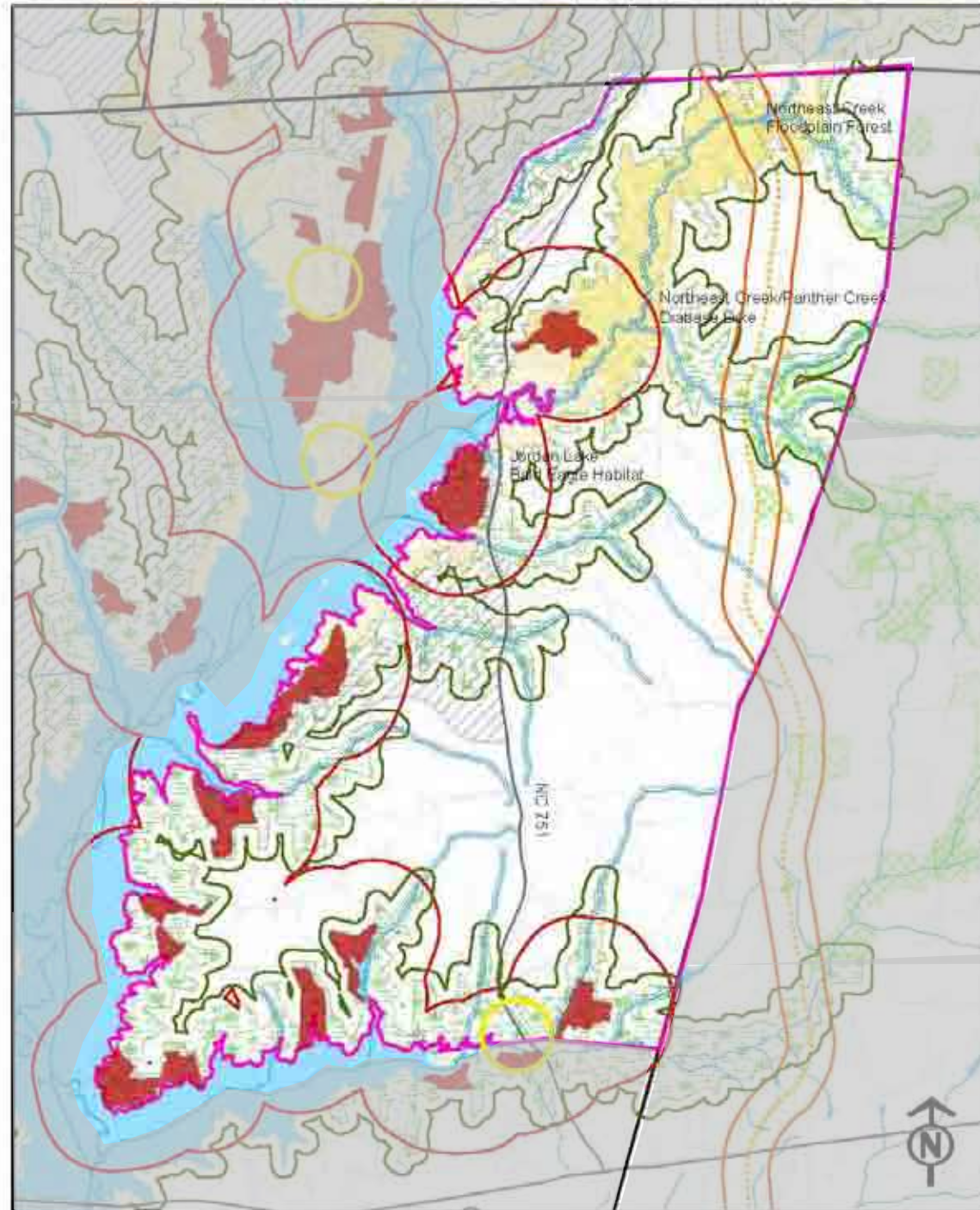
- ∅ Plan Area
- ∅ Freeways
- ∅ Highways
- ∅ Major Thoroughfares



NC Wildlife Resources Commission:

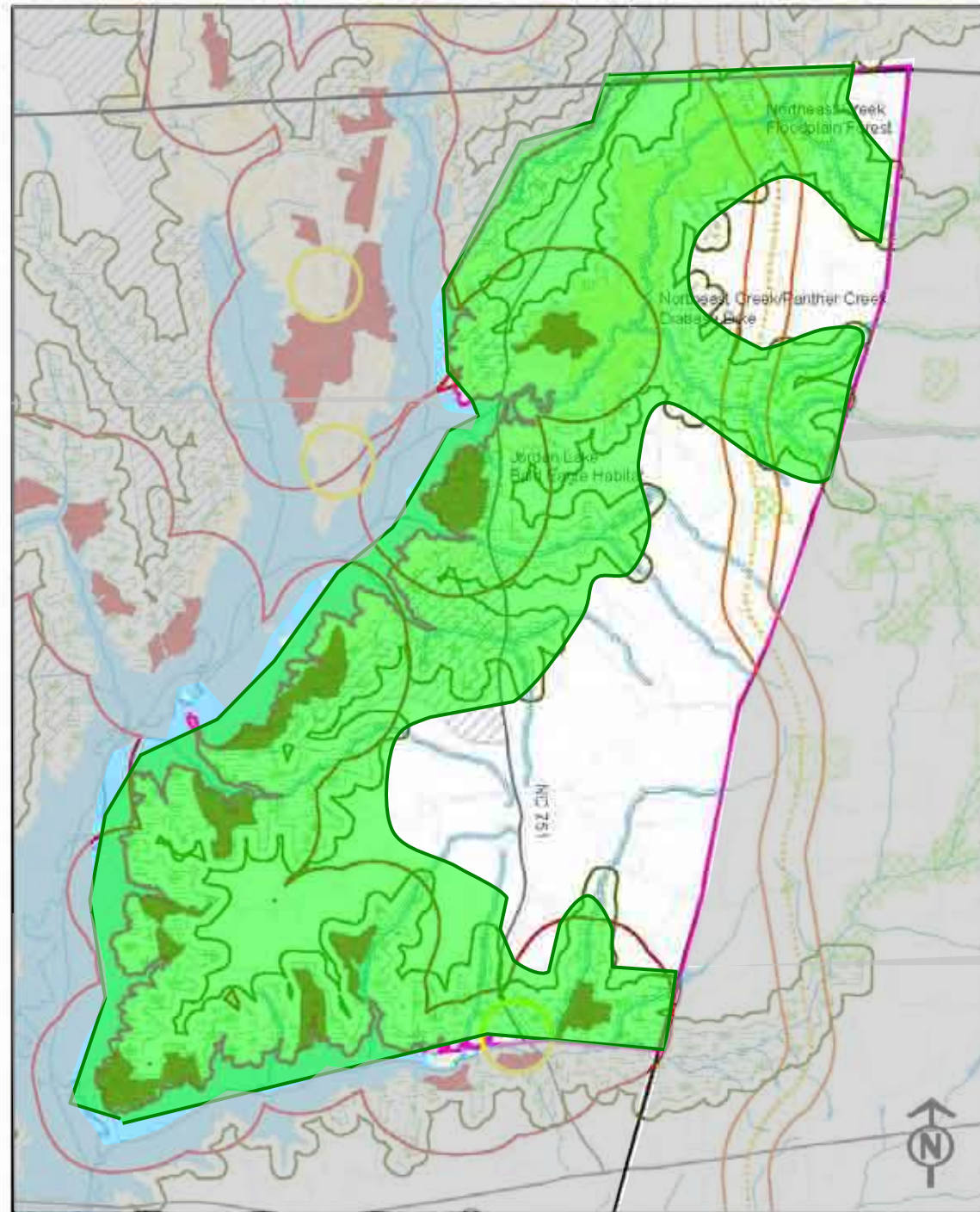
Helped the Project Team Identify The Most Critical Natural Areas

- Nature Conservancy's EcoRegional Portfolio Sites
- NC Game Lands
- Natural Heritage Inventory Sites
- Forest Management Burn Blocks



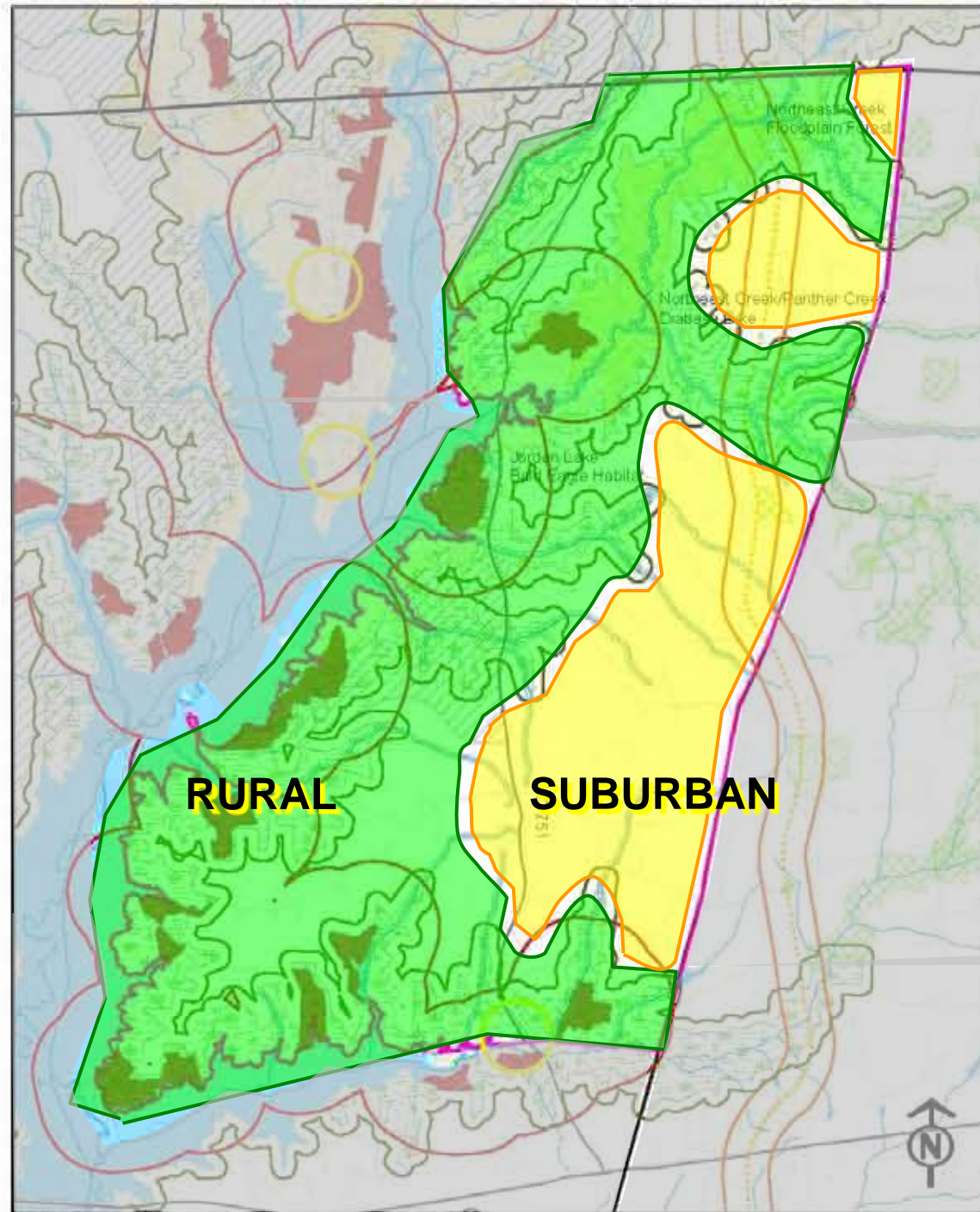
Conclusions From NC WRC Discussions

- 1- 4 acre lot subdivisions are still too small to protect wildlife habitat and movement in the sensitive areas identified near Corps property.



Conclusions From NC WRC Discussions

- Therefore rather than using a very gradual density transition from east to west, transition rapidly from suburban to very low rural densities (5-10 acre lots).



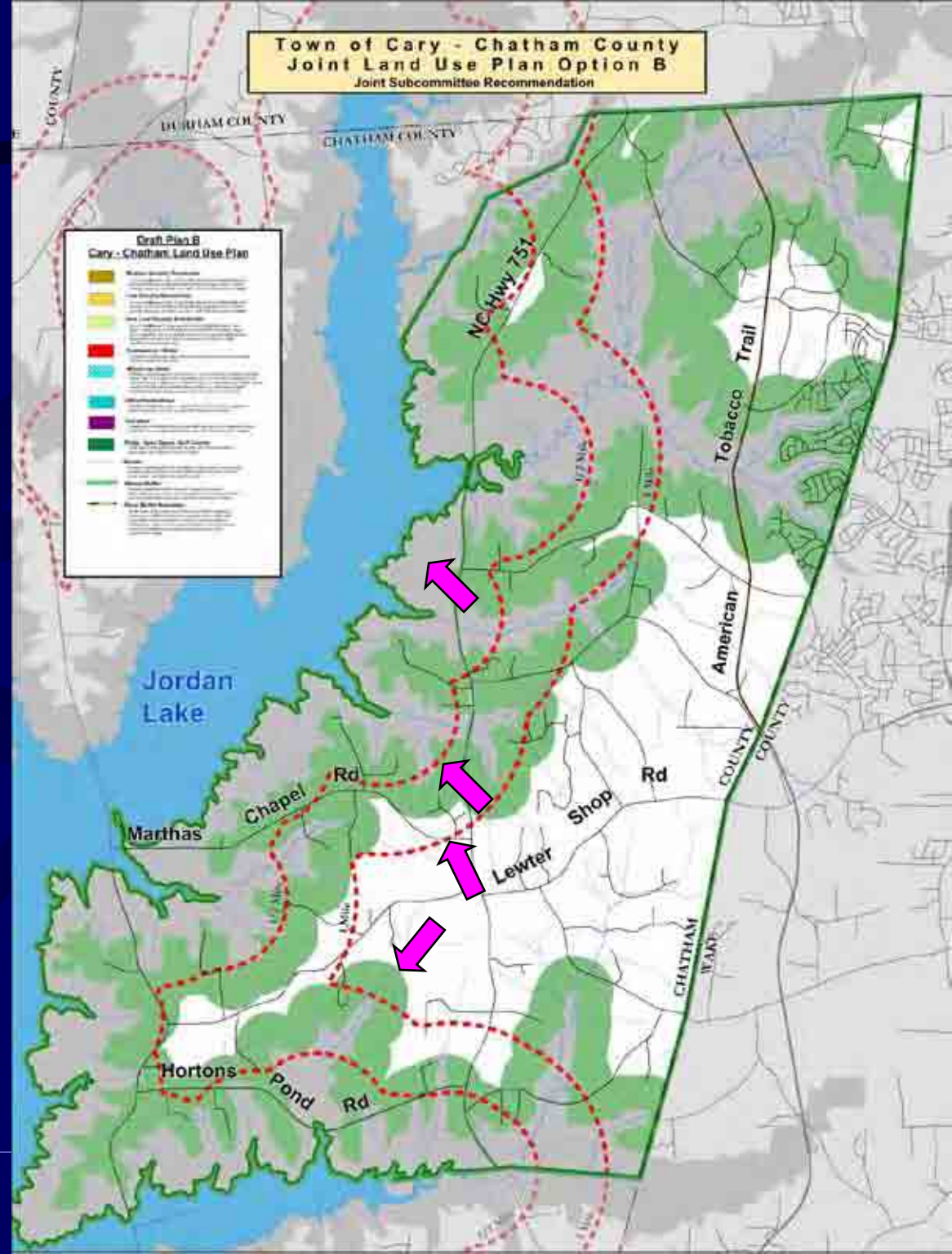
Introduction to the Draft Plan Map

Elements of Joint Plan

The Draft Map Framework Began With Identification Of

...

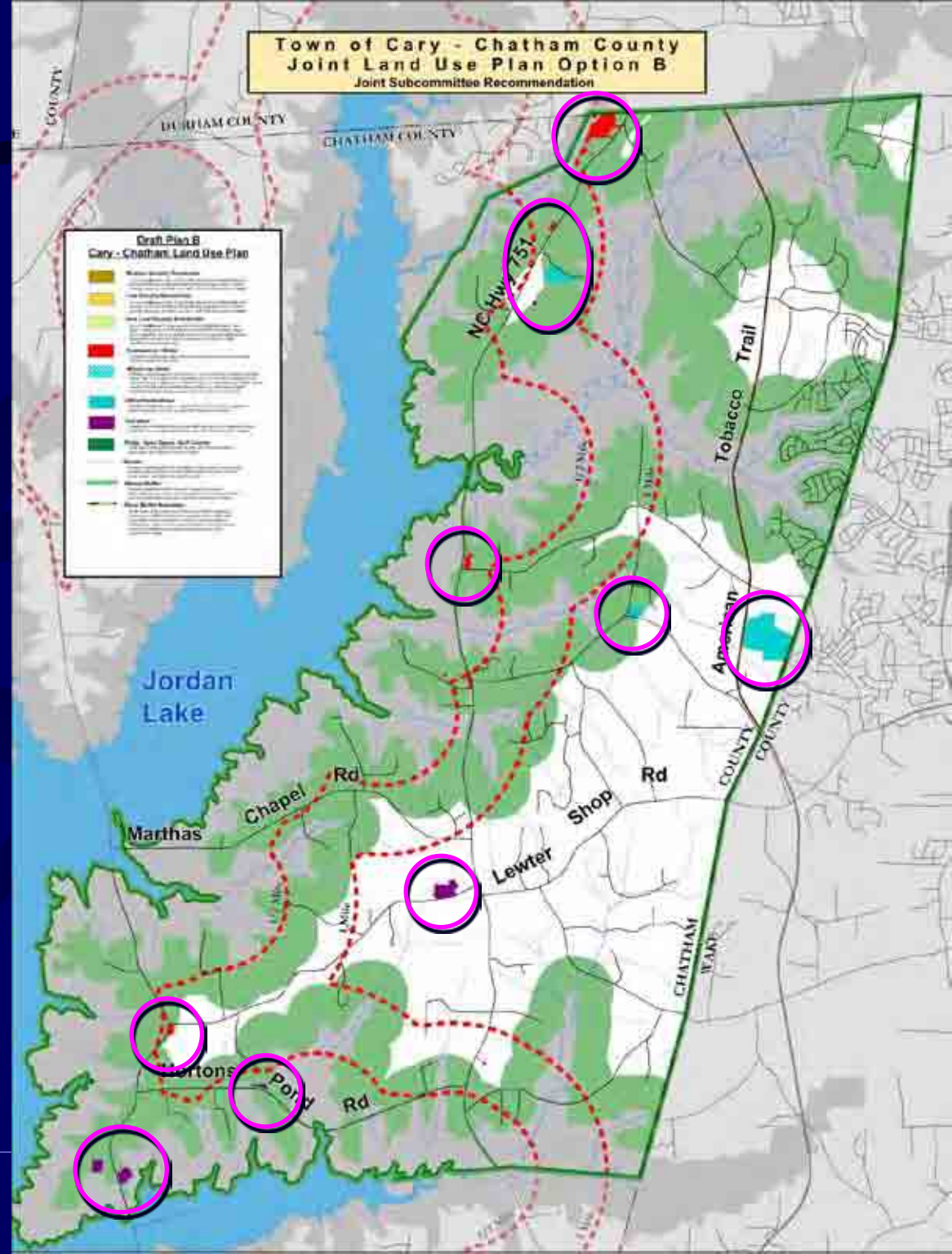
- Corps Land (6,082 ac. in Study Area)
- ½ Mi. Lake Buffer
- 1 Mi. Lake Buffer
- ¼ Mile Buffer Around the COE Buffer Property.



Elements of Draft Joint Plan

Plan Reflects Areas Where Up-Zonings Have Already Occurred

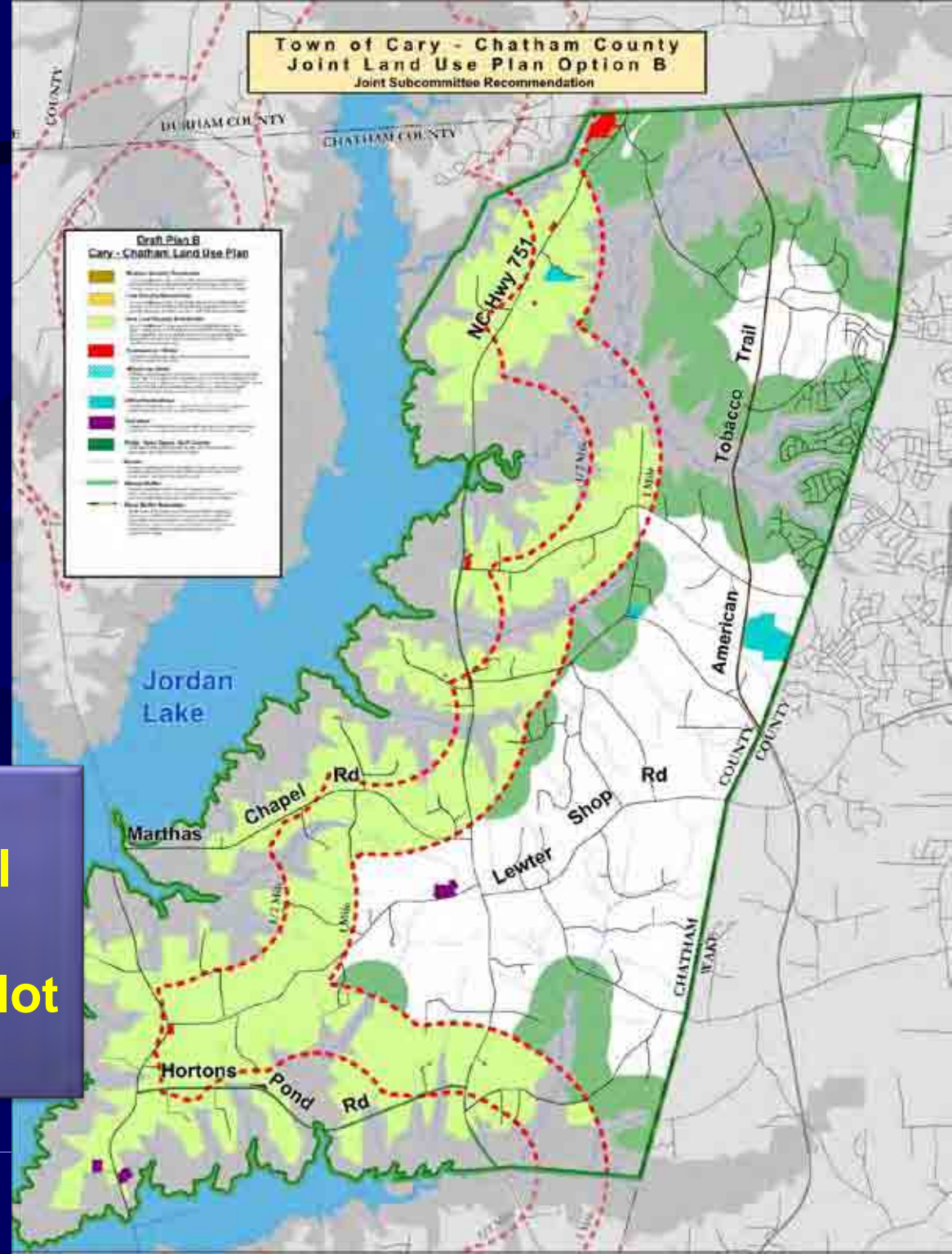
- Commercial / Retail
- Office & Institutional
- Light Industrial



Elements of Draft Joint Plan

Very Low Density Residential (VLDR) is assigned to all remaining land within 1 Mile of the lake shore.

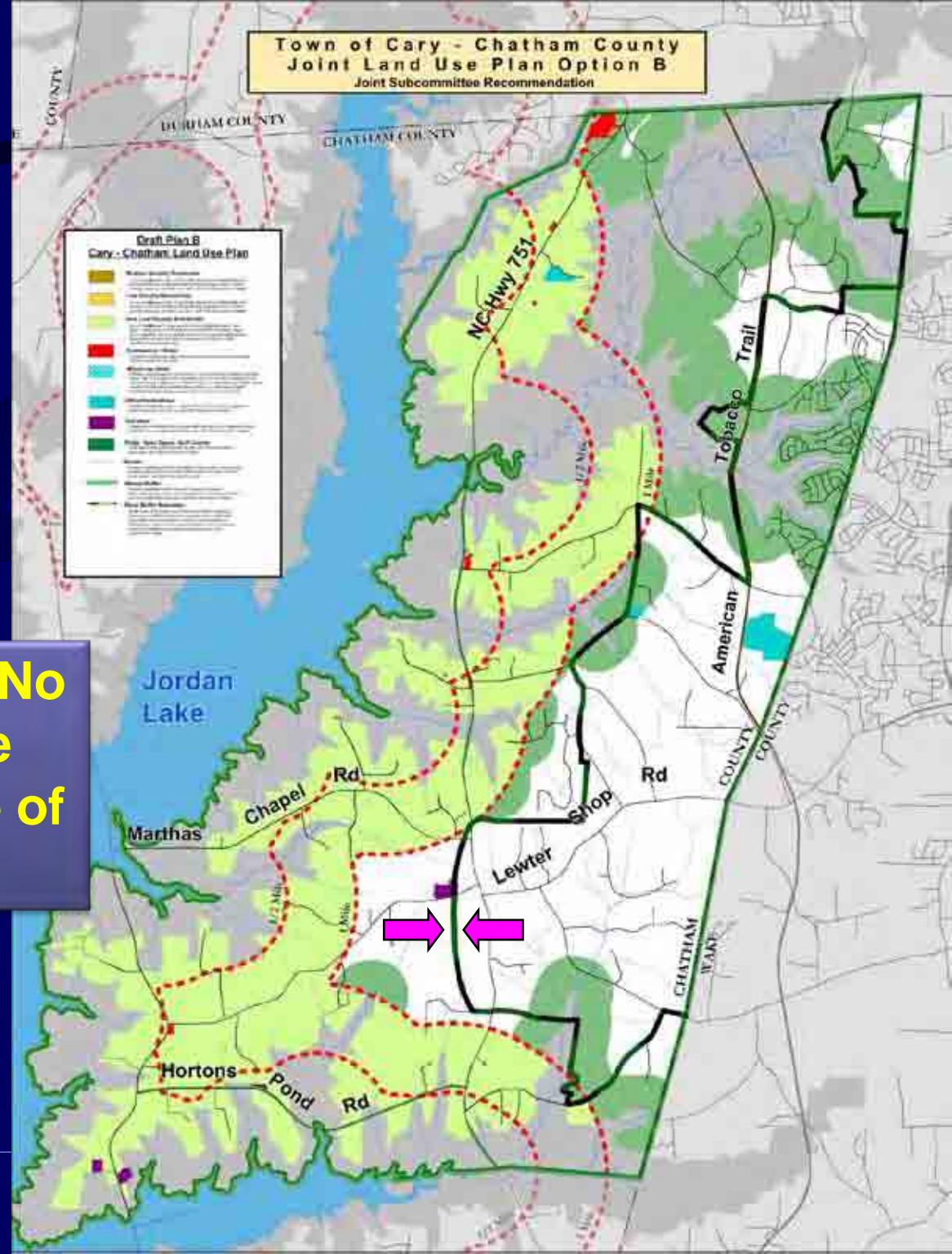
VLDR: Single family detached or agricultural only. No more than 1 dwelling per 5 acres. No lot smaller than 3 acres.



Elements of Draft Joint Plan

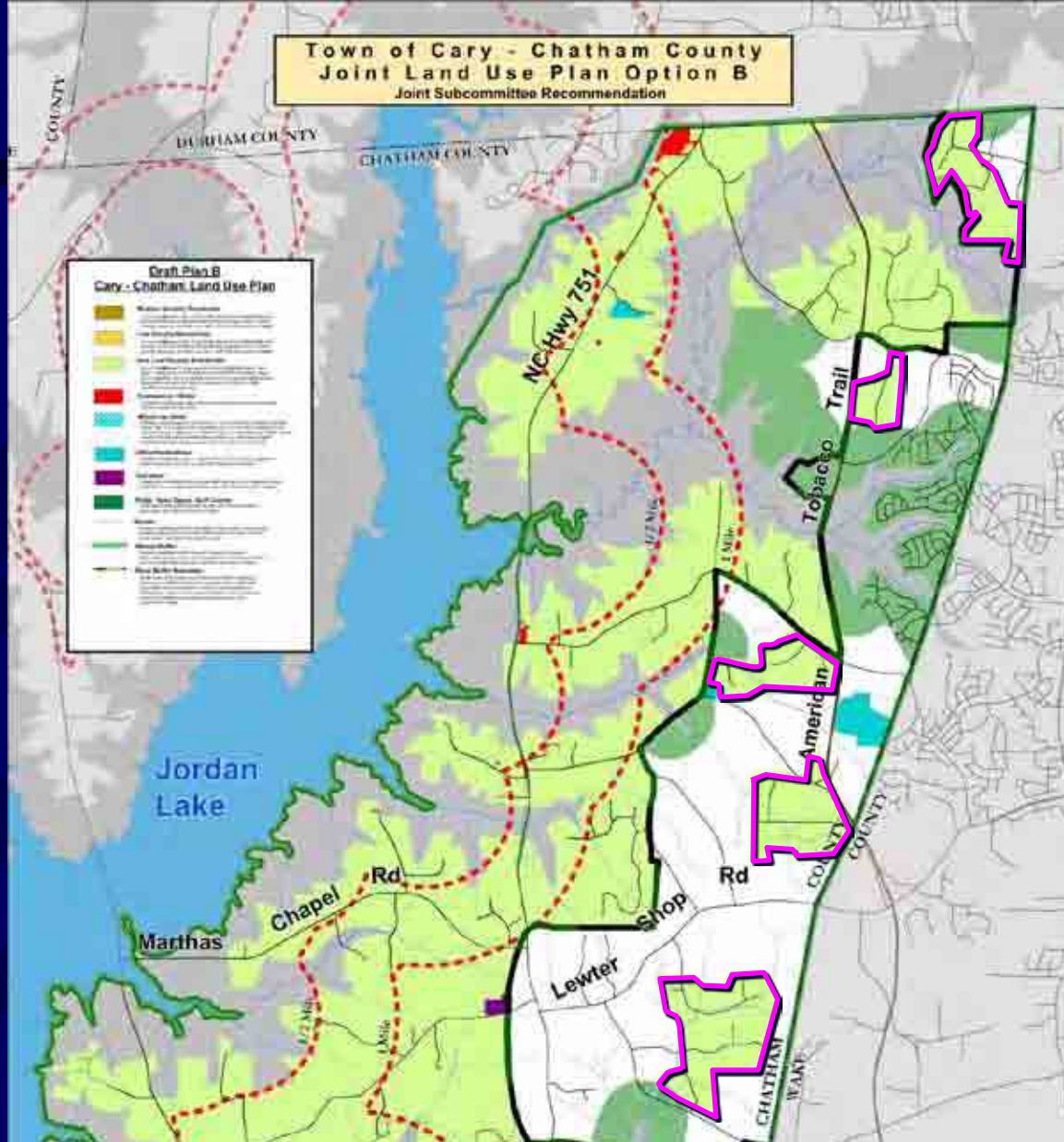
Identification of Rural Buffer Boundary

Rural Buffer Boundary: No public utilities are to be provided on the lake side of the boundary line.



Elements of Draft Joint Plan

Designate the 4 existing large-lot subdivisions east of the Rural Buffer Boundary as VLDR, plus the portion of the Lost Corners that's within ¼ mile of Corps land.

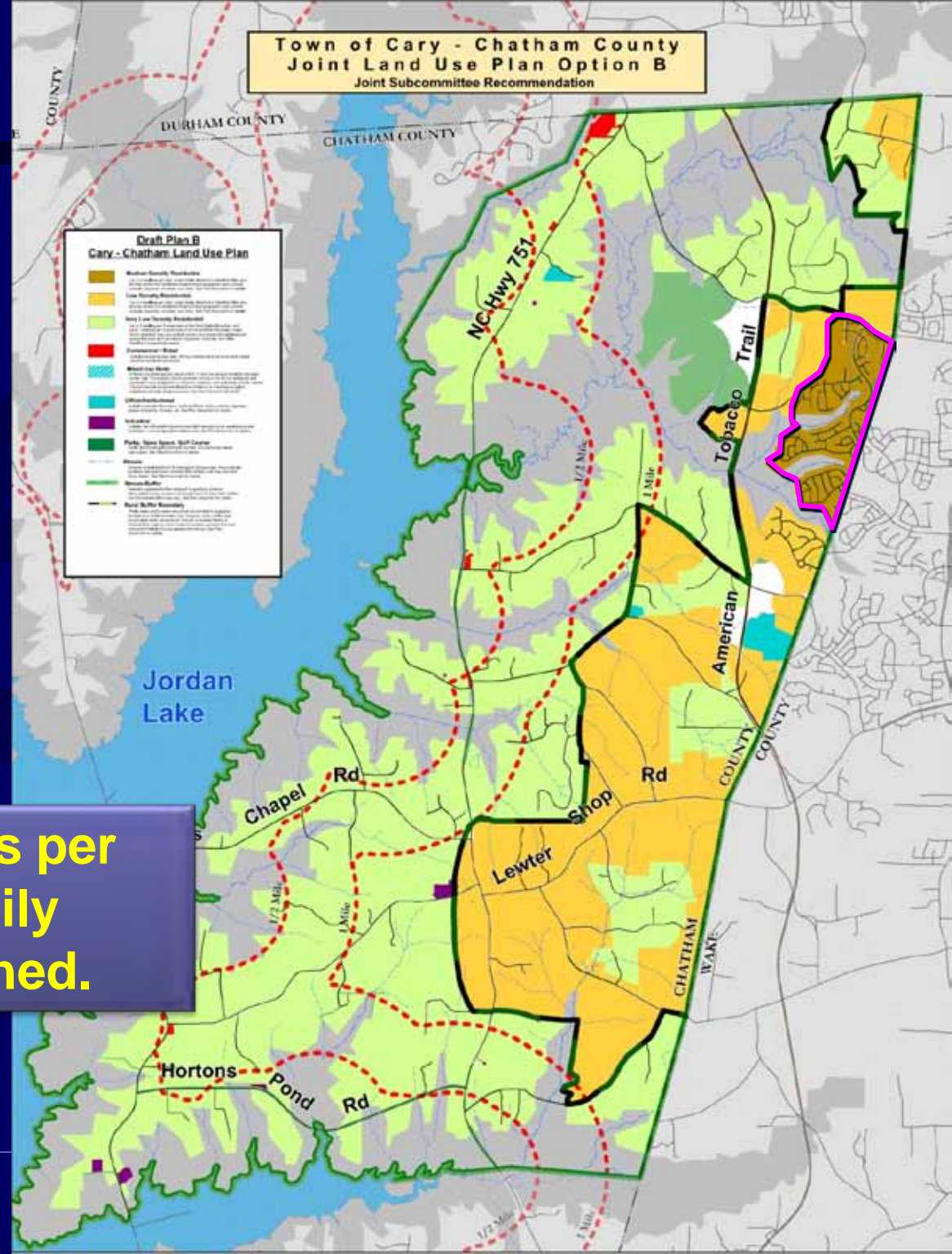


VLDR east of the Rural Buffer Boundary: Single family detached or agricultural only. No more than 1 dwelling per 3 acres. No lot smaller than 1.5-2.0 acres.

Elements of Draft Joint Plan

Reflect the approved density for *Carolina Preserve*: Medium Density Residential (MDR).

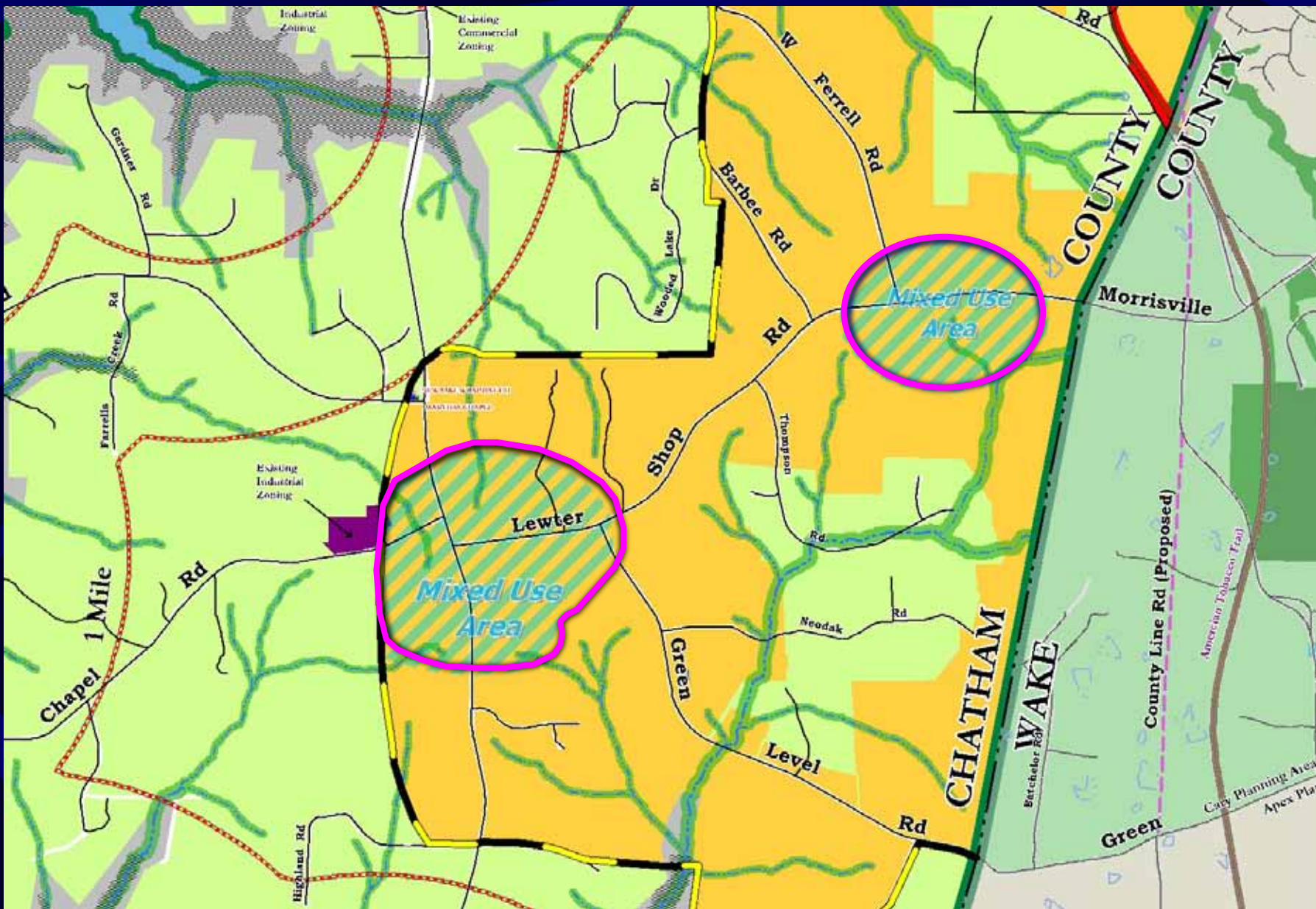
MDR: 2-4 dwellings per acre. Single family detached or attached.



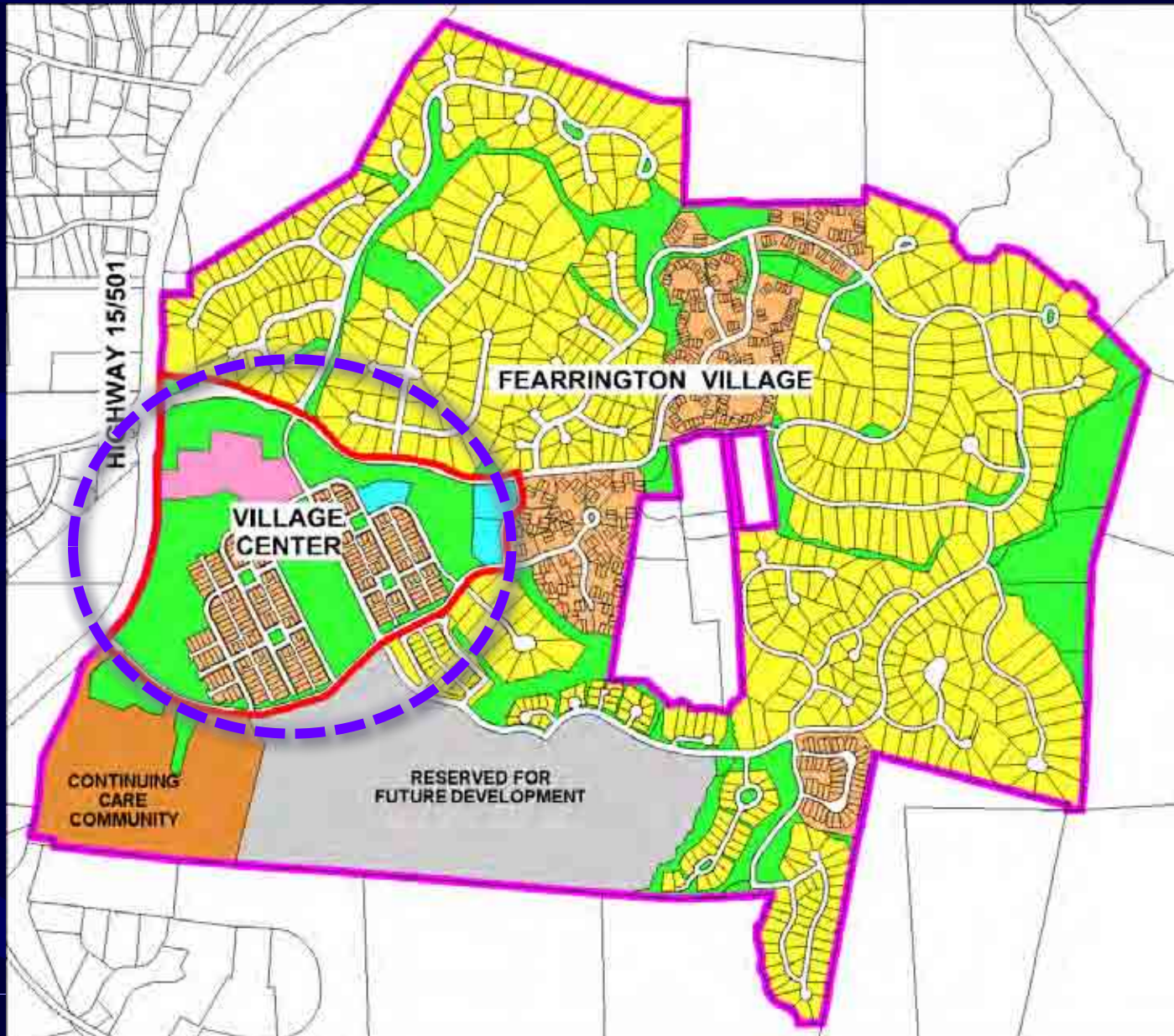
Mixed Use Node

1. **Definition**: A mix of nonresidential and residential uses, designed in a cohesive, walkable, and pedestrian-friendly manner.
 - The commercial/retail component should be no bigger than a typical supermarket-anchored shopping center
2. The Plan Document provides examples of comparable Mixed Use Nodes

Mixed Use Node



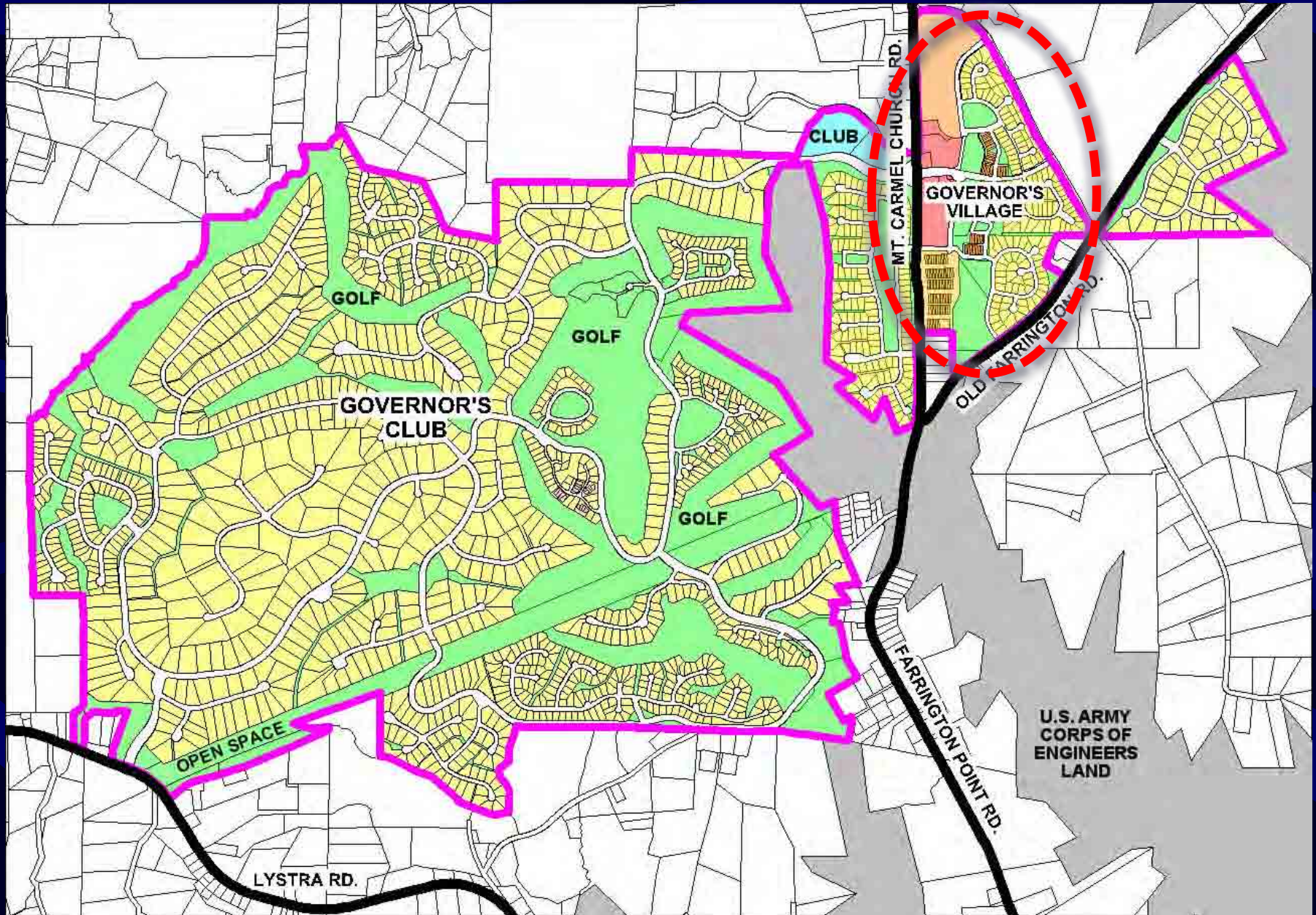
Mixed Use Node – Fearington Village



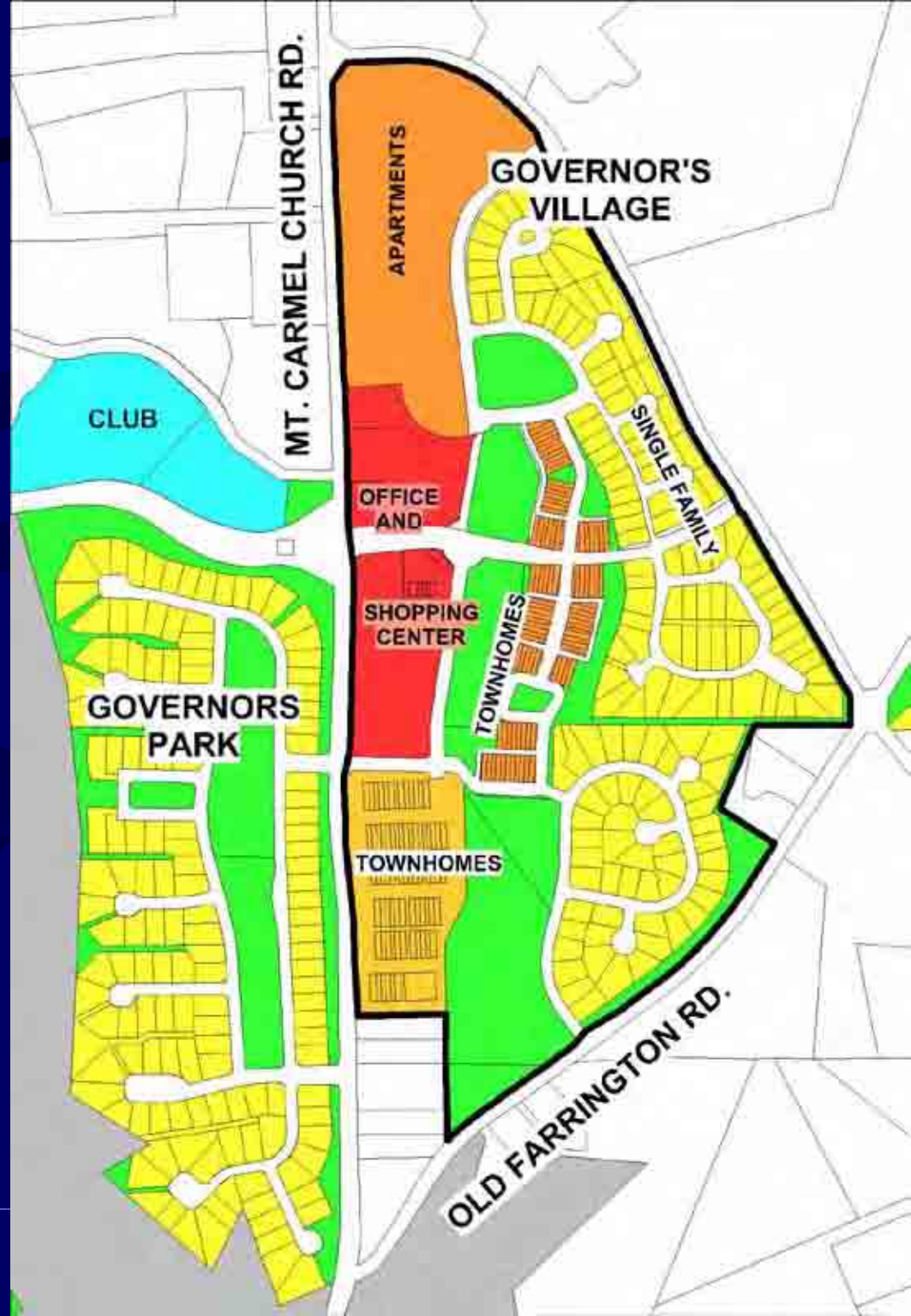
Mixed Use Node – Fearrington Village Center



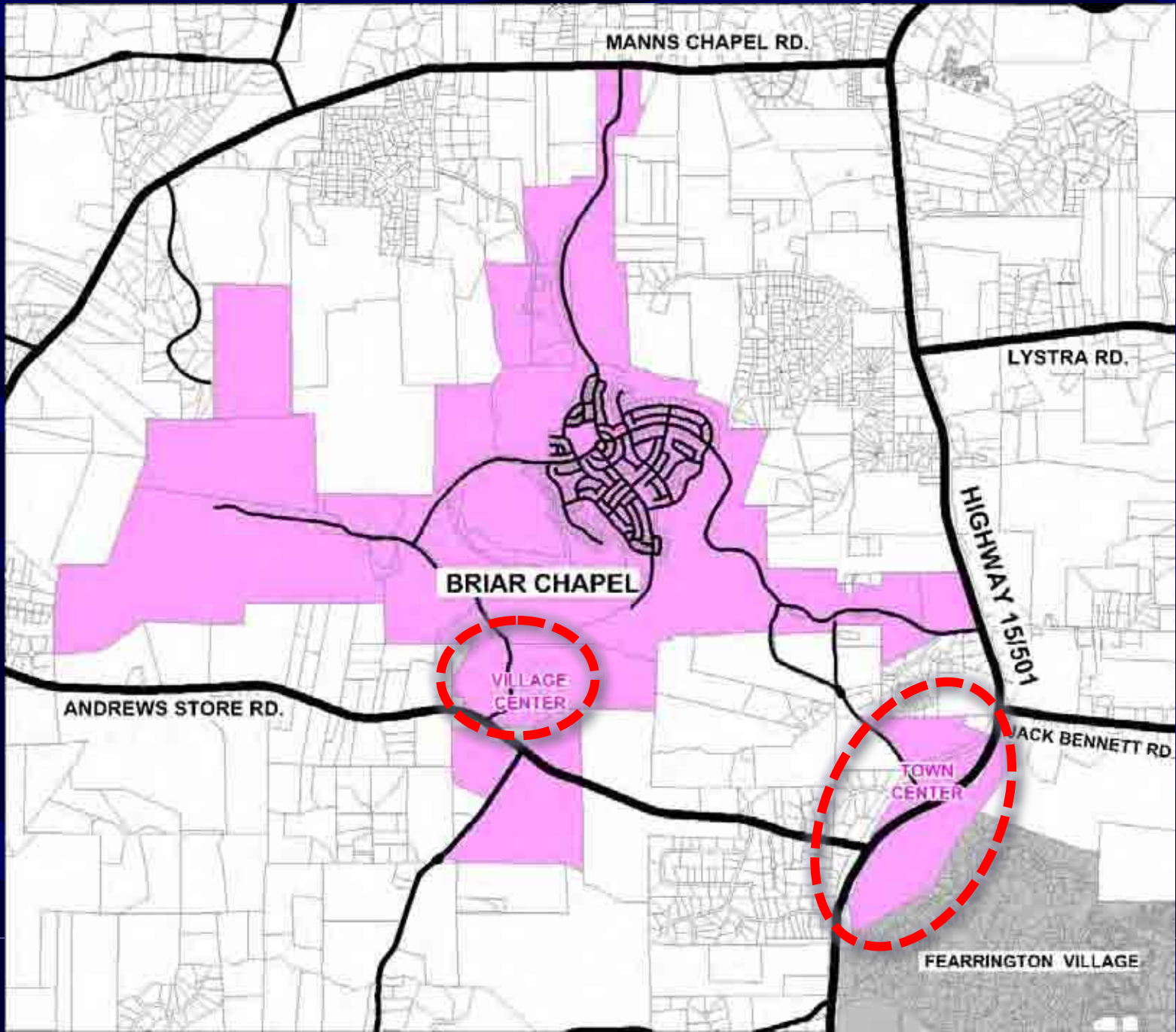
Mixed Use Node – Governors Club



Mixed Use Node – Governors Village



Mixed Use Node – Briar Chapel



Mixed Use Node – Briar Chapel Village Center



Mixed Use Node –

Briar Chapel Town Center



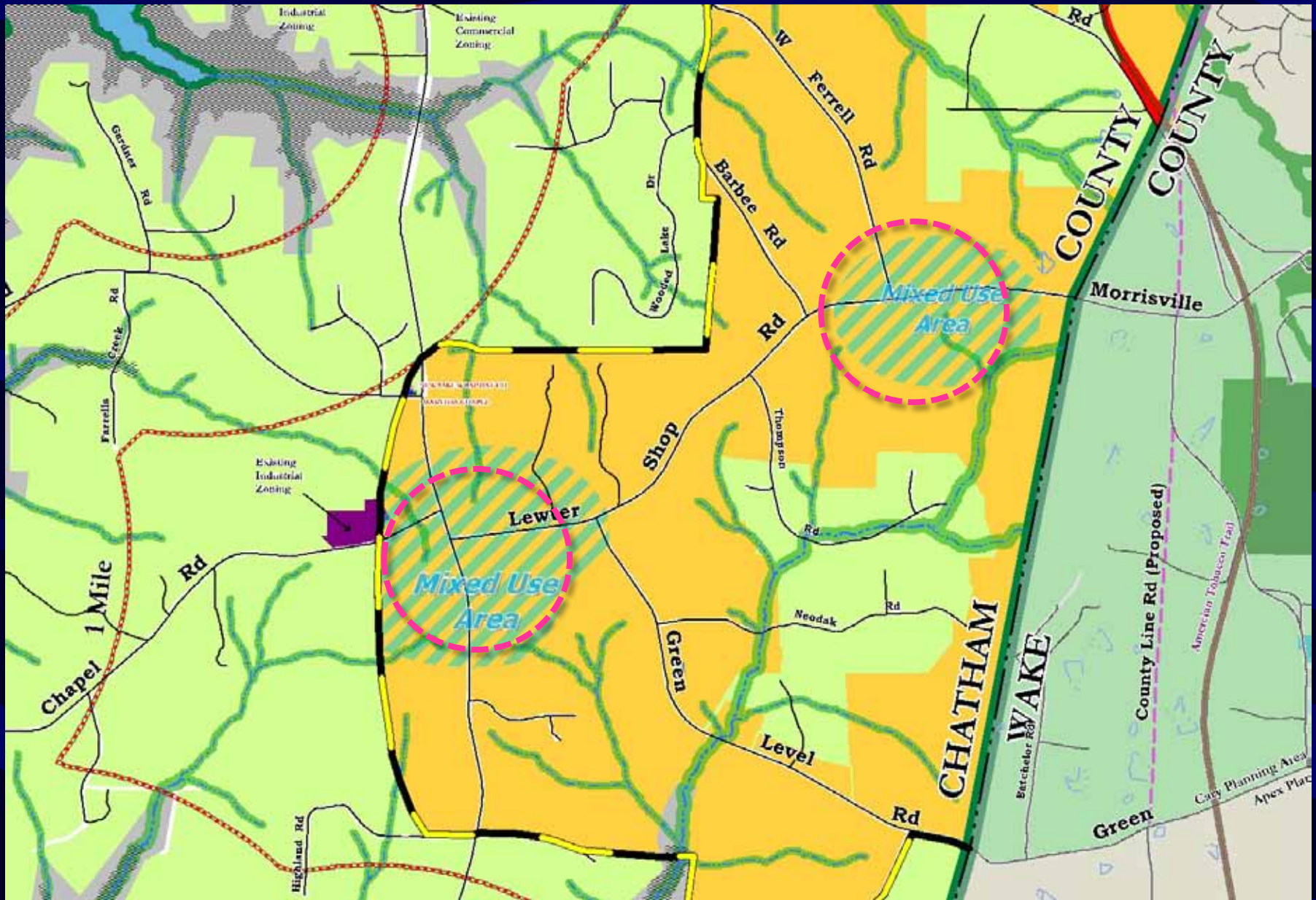
Mixed Use Node – Briar Chapel Town Center



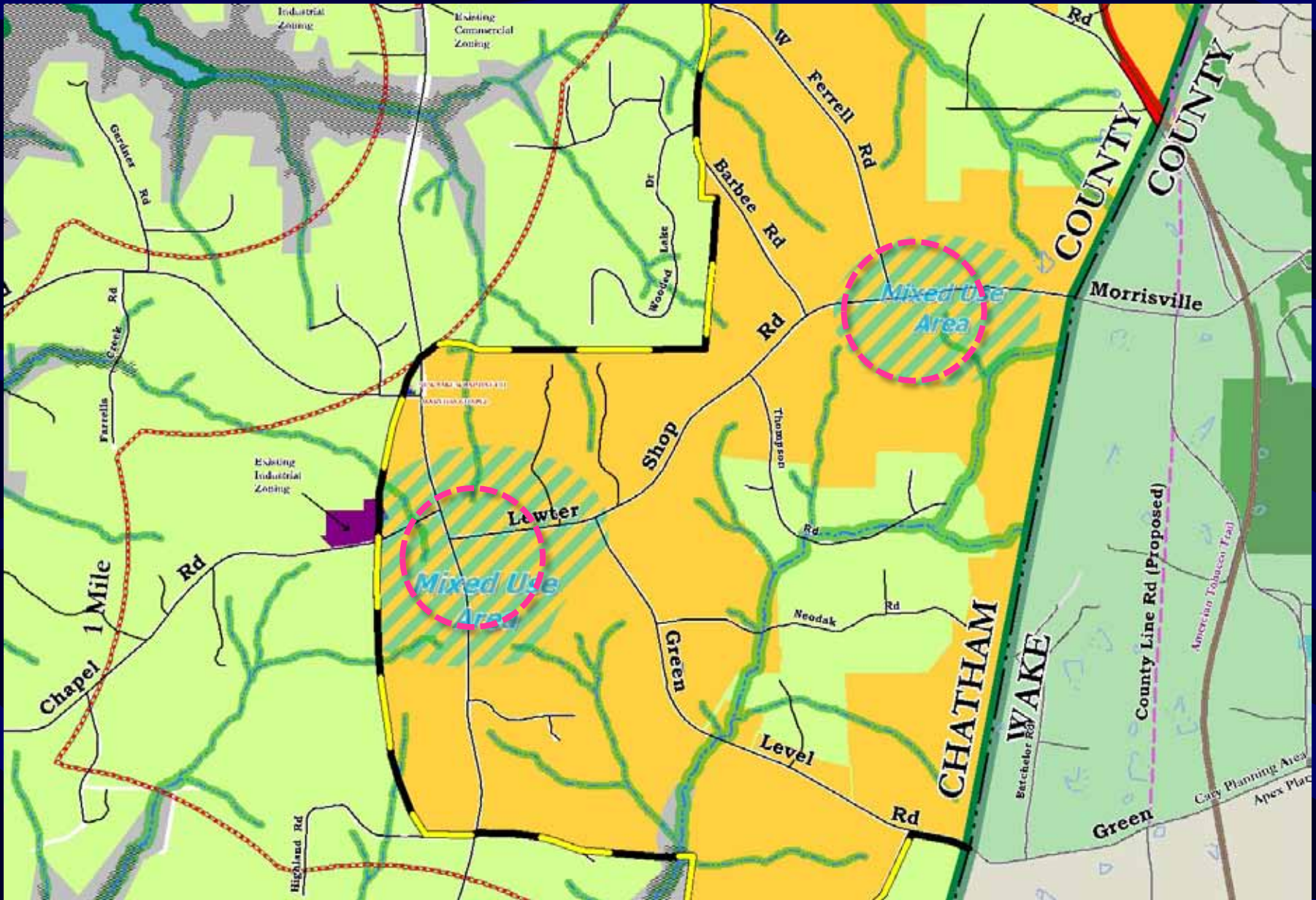
Comparable Mixed Use Nodes

| Mixed Use Example | Acres | Uses |
|-----------------------------|-------|--|
| Fearrington Village Center | 140 | Shops, offices, lodging, dining, patio homes, community recreation |
| Governors Village | 138 | Shopping center, offices, apartments, townhomes, single family |
| Briar Chapel Village Center | 60-80 | Civic uses, retail, elementary school, townhomes, condos, single family, second floor office |
| Briar Chapel town Center | 105 | Shopping center, townhomes, residential over retail, offices |

Example: 140 Acre Node (Circle)

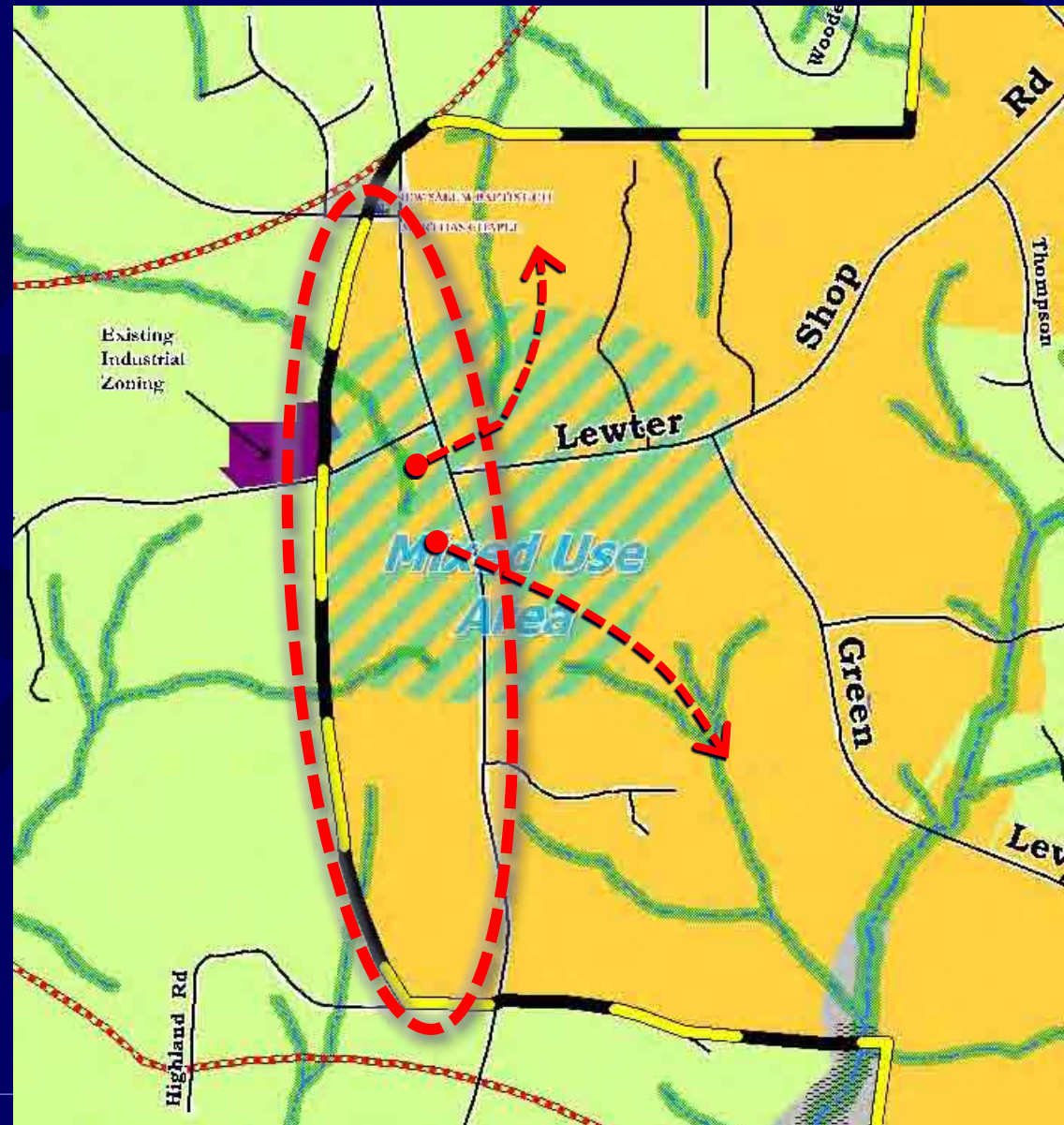


Example: 80 Acre Node (circle)



West Side of NC 751

- The Plan Map allows for a limited amount of LDR and/or MXD uses on west side of NC751, but...
- ...only if served by public sewer draining to the east side of NC751.



West Side of NC 751

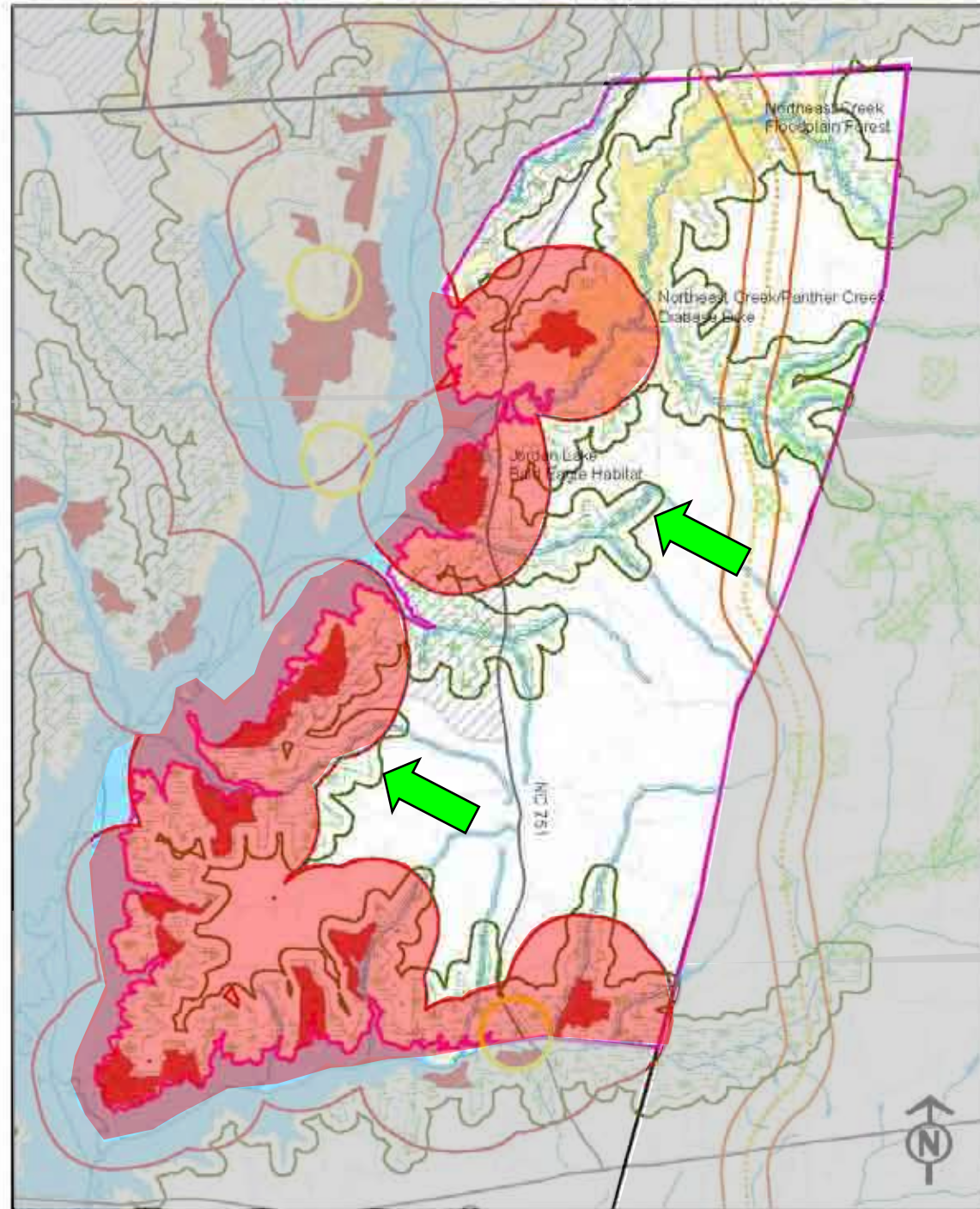
- The location of the Rural Buffer Boundary line shown on the map is therefore conceptual only;
- The final location of the Boundary Line will depend on individual site topography/ elevation and feasibility of gravity sewer service from lines on east side of NC 751.
- Buildings should be close to NC751, w/ most parking west of the buildings

Other Plan Policy Recommendations

Corps Area Buffers

- **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.**
- **There should be a 400 ft. buffer adjacent to USACOE property south of Lewter Shop Road**
- **Whenever possible, provide a 150-yard buffer adjacent to State Game Lands**
- **Whenever possible, provide a ½ mile buffer around controlled burn areas**

- 150-Yard Hunting Buffer Next To NC Game Lands
- Jordan Game Land Burn Blocks and ½ Mi. Buffer



Transitions Between uses

- All new development should provide appropriate transitions to adjacent/nearby properties & uses
- An appropriate transition between two different types of adjacent developments can be achieved using one or a combination of these four techniques:
 - Provide a vegetated buffer between the developments;
 - Provide greater building setbacks between developments;
 - Use similar building height, mass, materials, colors, and architecture;
 - Use similar development densities or intensities.

Public Utilities

For areas west of the Rural Buffer Boundary:

- Public water and sewer should not be provided to any properties west of the Rural Buffer line, by either Cary or Chatham.
- 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

Public Utilities

For areas east of the Rural Buffer Boundary:

- Properties are not obligated to connect to utilities
- Properties are eligible to request Cary utilities, but Cary is not obligated to agree to requests
- Properties are not guaranteed to have major service lines within close proximity -- There are no planned utility line extensions
- Cost of utility extension borne by property owner
- Cary usually requests annexation in order to receive utilities, but there are exceptions

Public Utilities “Rescue” Policy

- An entire subdivision or individual lot west of the Boundary can be considered for a public utilities rescue...
 - ...even if some of the lots in the subdivision have not yet failed
 - ... 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

Watershed Protection

- **Jordan Lake is a regional water supply facility, owned and managed by the U.S. Army Corps of Engineers**
- **The entire land area that eventually drains or seeps towards the lake is called the *Jordan Lake Watershed***
- **The Joint Plan Area is within the Jordan Lake watershed**
- **The Jordan Lake watershed drains an area of about 1,686 square miles, covering 10 counties**
- **The Joint Plan Area, excluding Corps land, covers about 1.1% of the watershed.**

Watershed Protection

GREENSBORO

HIGH POINT

CH. HILL

DURHAM

CARY



Watershed Protection

- The state has designated Jordan Lake as a *nutrient sensitive watershed (NSW)* since the year of the lake's original impoundment in 1983.
- In response to those conditions in 2009 the state adopted special watershed protection regulations into law – the Jordan Water Supply Nutrient Strategy (the *Jordan Lake Rules*).
- *The Jordan Lake Rules* include requirements and standards that local governments must follow in order to attempt to reduce the amount of nitrogen and phosphorous reaching the lake.

Watershed Protection

- The land development and watershed protection ordinances adopted by Chatham County and the Town of Cary either meet or exceed the new *Jordan Lake Rules*
- Chapter 5 of the Plan Document describes the range of watershed protection and mitigation measures currently used by Chatham and Cary.

Plan Implementation Steps

- 1. Rezone area west of Rural Buffer**
- 2. Study options for developing and implementing design guidelines**
- 3. Joint transportation planning**
- 4. School facilities planning**
- 5. Joint parks & greenways planning**

Public Input Session

