

Chatham-Cary Joint Issues Committee

July 19, 2011

Agenda

- I. Call to Order**
- II. Approval of Agenda**
- III. Approval of Minutes**
- IV. Designation of Cary Co-Chair**
- V. Staff Presentation**
- VI. Committee Discussion**
- VII. Discussion of Future Committee Schedule**
- VIII. Adjournment**

Overview of June 29 Public Comments

Many comments were general, including anti-growth sentiments, environmental concerns, and anti-Cary or anti-joint planning sentiments (many were opposed to even having a joint plan).

The “actionable” requests for specific plan changes can be separated into comments related to either the *Plan Map* or *Plan Document*.

Actionable Map-Related Issues

Map-Related Issues

1. Disposition of the Mixed Use Node(s)
2. Land Use of Horil/Hodge Properties
3. Land Use of some Pittard Sears Road Properties
4. Land Use in Lost Corners

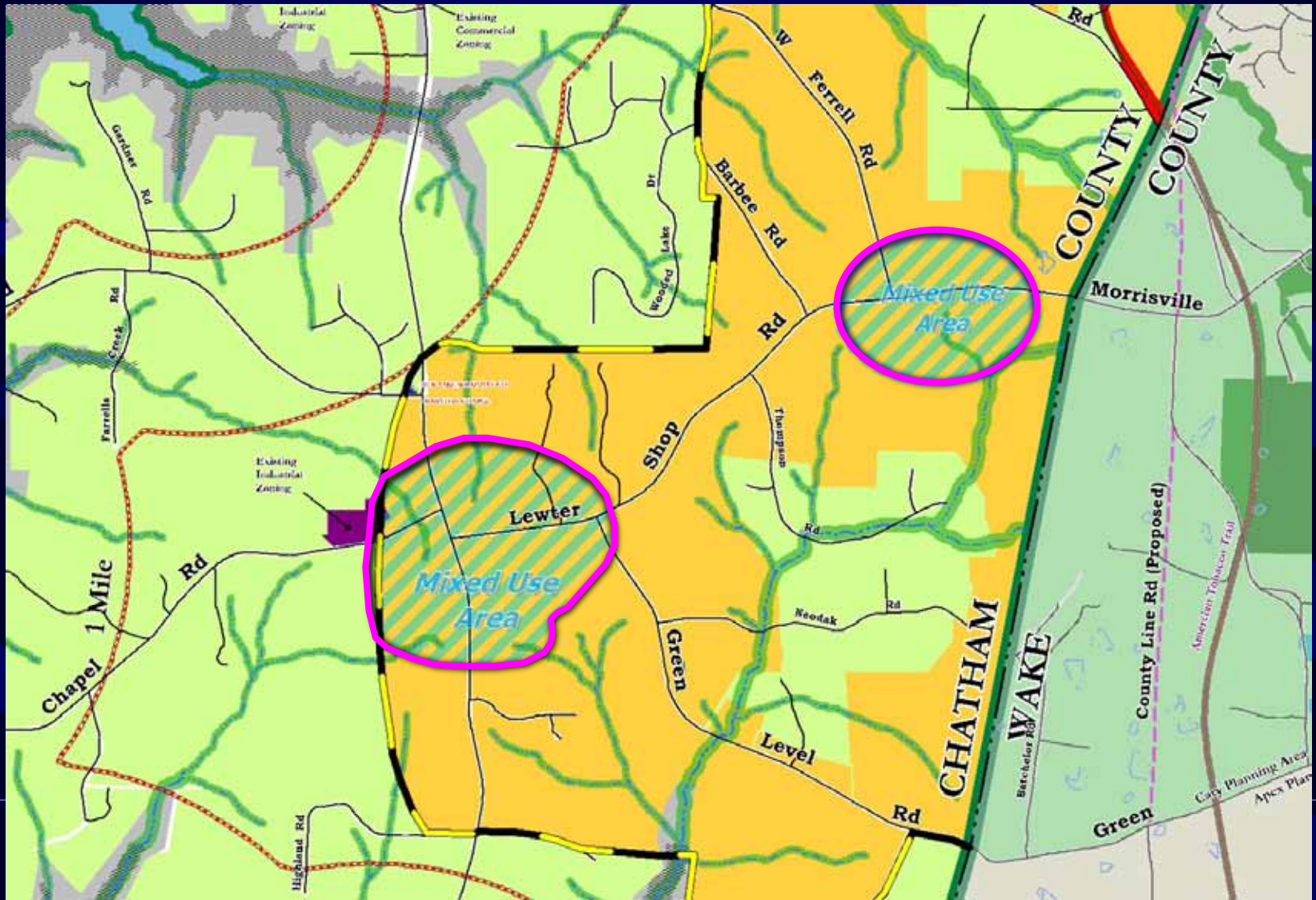
Actionable Document-Related Issues

Document-Related Issues

1. Basing density on gross vs. net acres
2. Use of existing lots that are smaller than VLDR minimums
3. Use of lots within the NCWRC Hunting and Burn Buffers
4. Design Standards
5. Transitions between uses
6. Annexation, taxes
7. Stream impacts
8. ETJ
9. ATT buffer

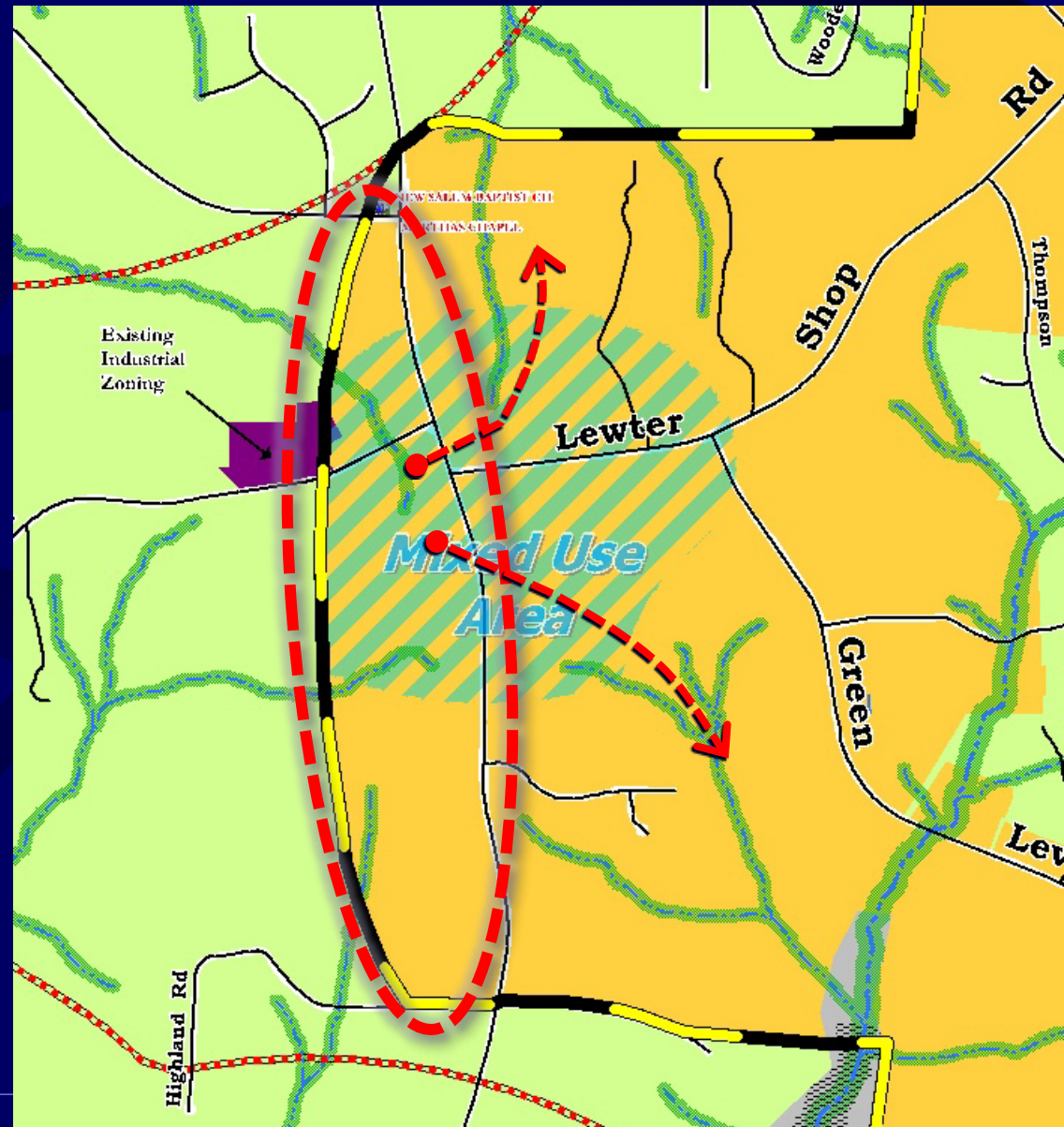
Requests for Plan Map Changes

1. Mixed Use Nodes. Several citizens spoke requesting that the optional Mixed Use Nodes be deleted. After June 29, some owners requested NC751 node remain.



Does Disposition of MXD Node Affect Land Use on West Side of NC 751?

- The Plan Map allows for a limited amount of LDR and/or MXD uses on west side of NC 751, but...
- ...only if served by public sewer draining to the east side of NC751.
- If MXD node is removed, should LDR be allowed west of NC 751?



Requests for Plan Map Changes

2. Horil/Hodge Properties:

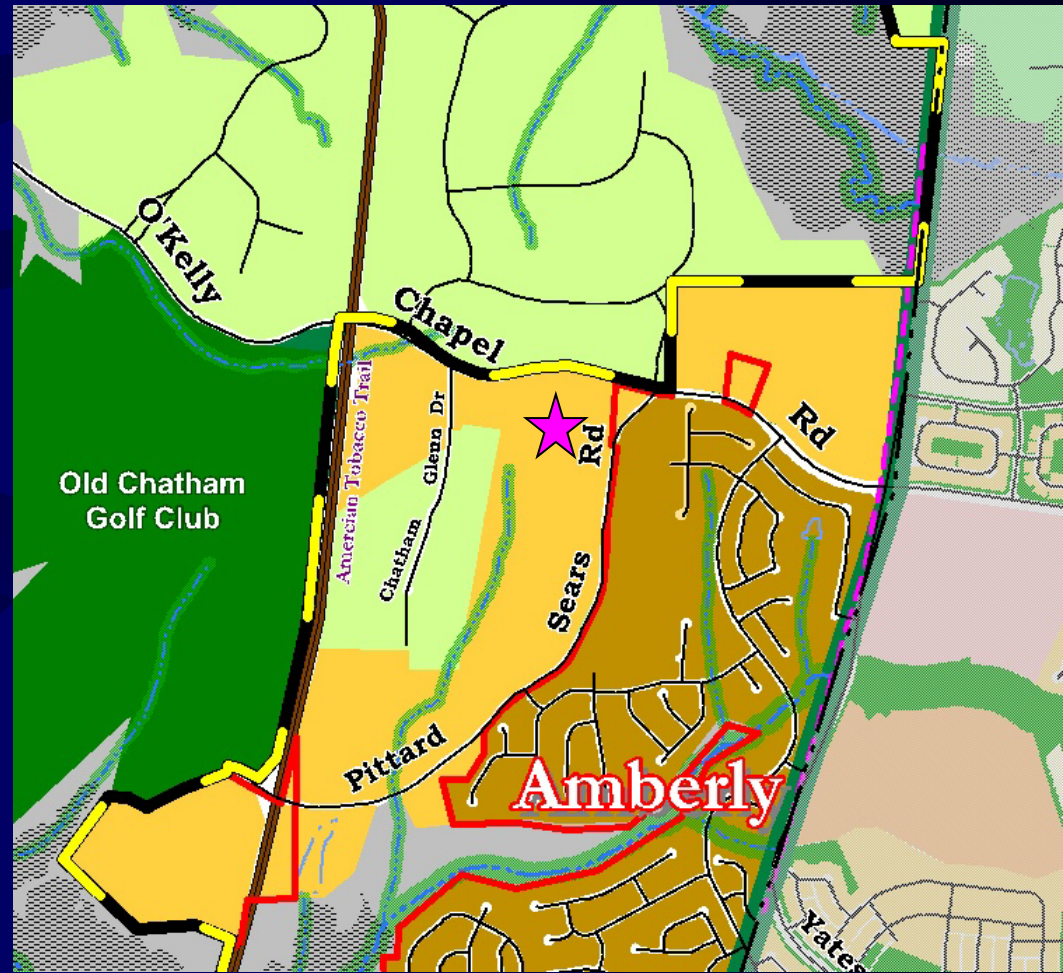
- Ø Owners want option for Assisted Living/Retirement Community also.
- Ø Other citizens asked for area to be changed to VLDR.
- Ø Whether or not the density is based on gross or net acreage affected how some viewed the LDR. (e.g., 1 du/ac might be OK if based on net acres (?))
- Ø Some citizens requesting VLDR also wanted the Rural Buffer Boundary moved back eastward as it was in Plan Map 5.
- Ø One adjacent resident requested Rural Buffer Boundary to stay as is.

Requests for Plan Map Changes

Map B

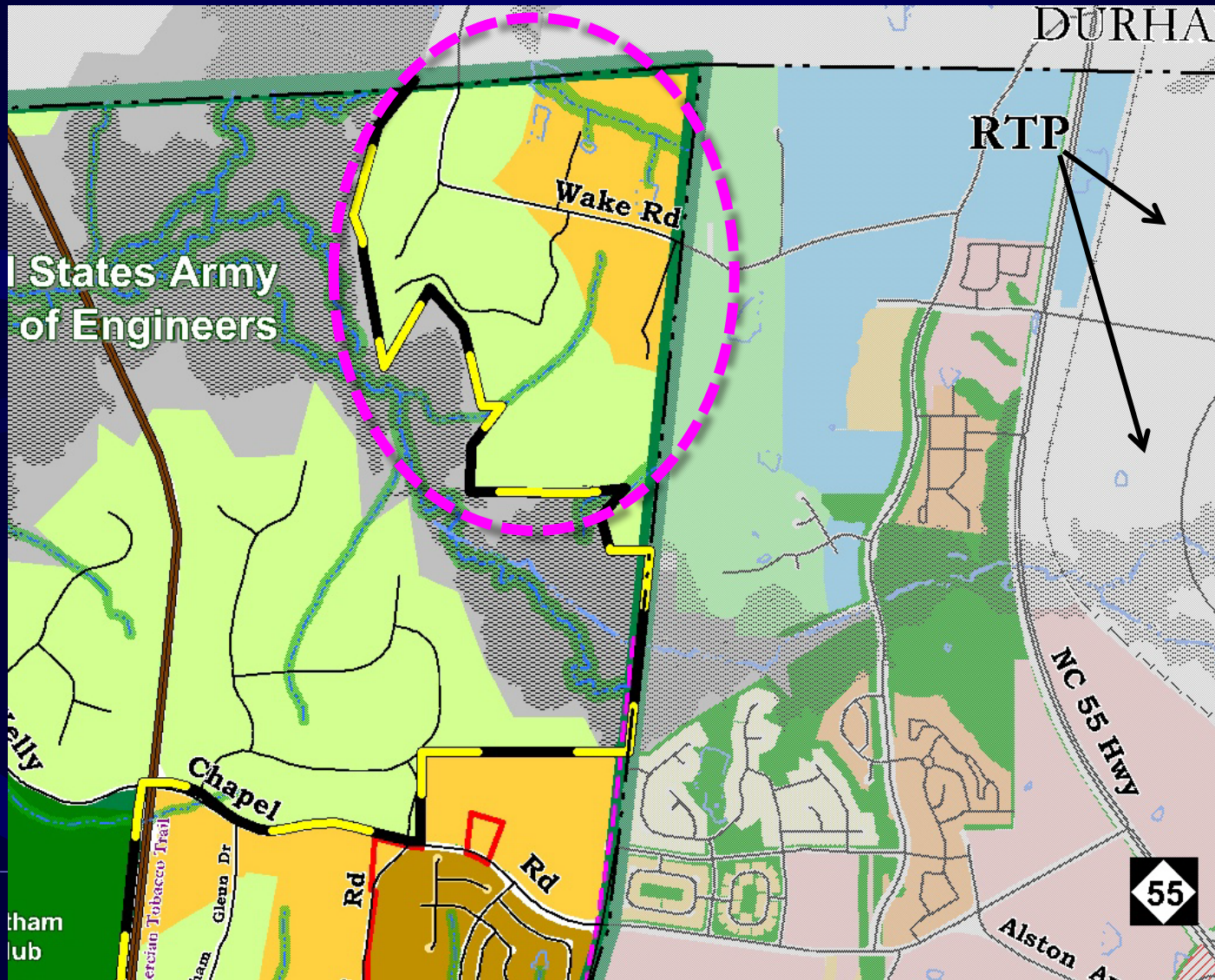
Pittard Sears Road:

- Ø Representative for one property owner on Pittard Sears Road asked for a Mixed Use or Commercial option.



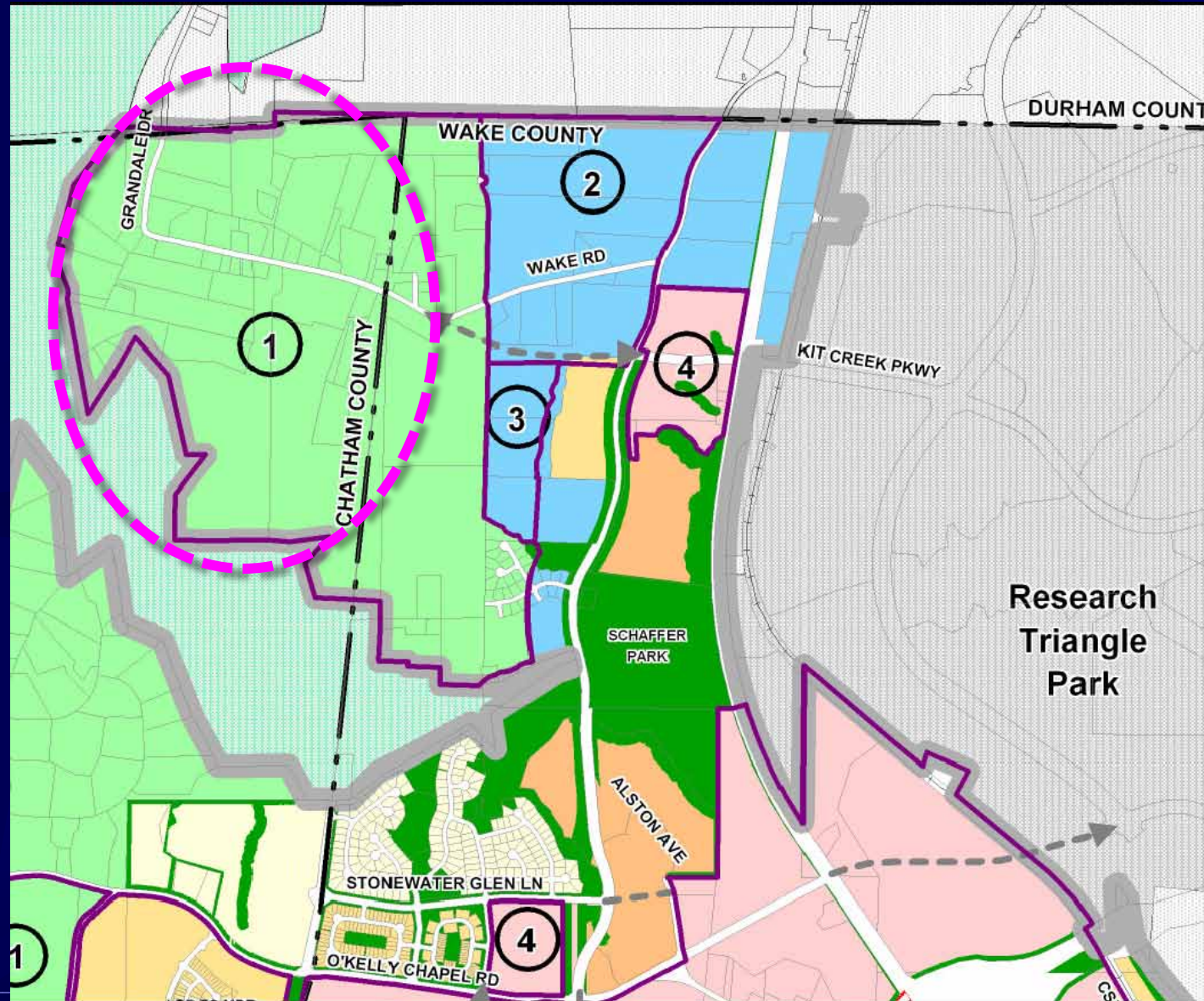
Requests for Plan Map Changes

4. Lost Corners. Residents spoke requesting only VLDR along Wake Road, no LDR.

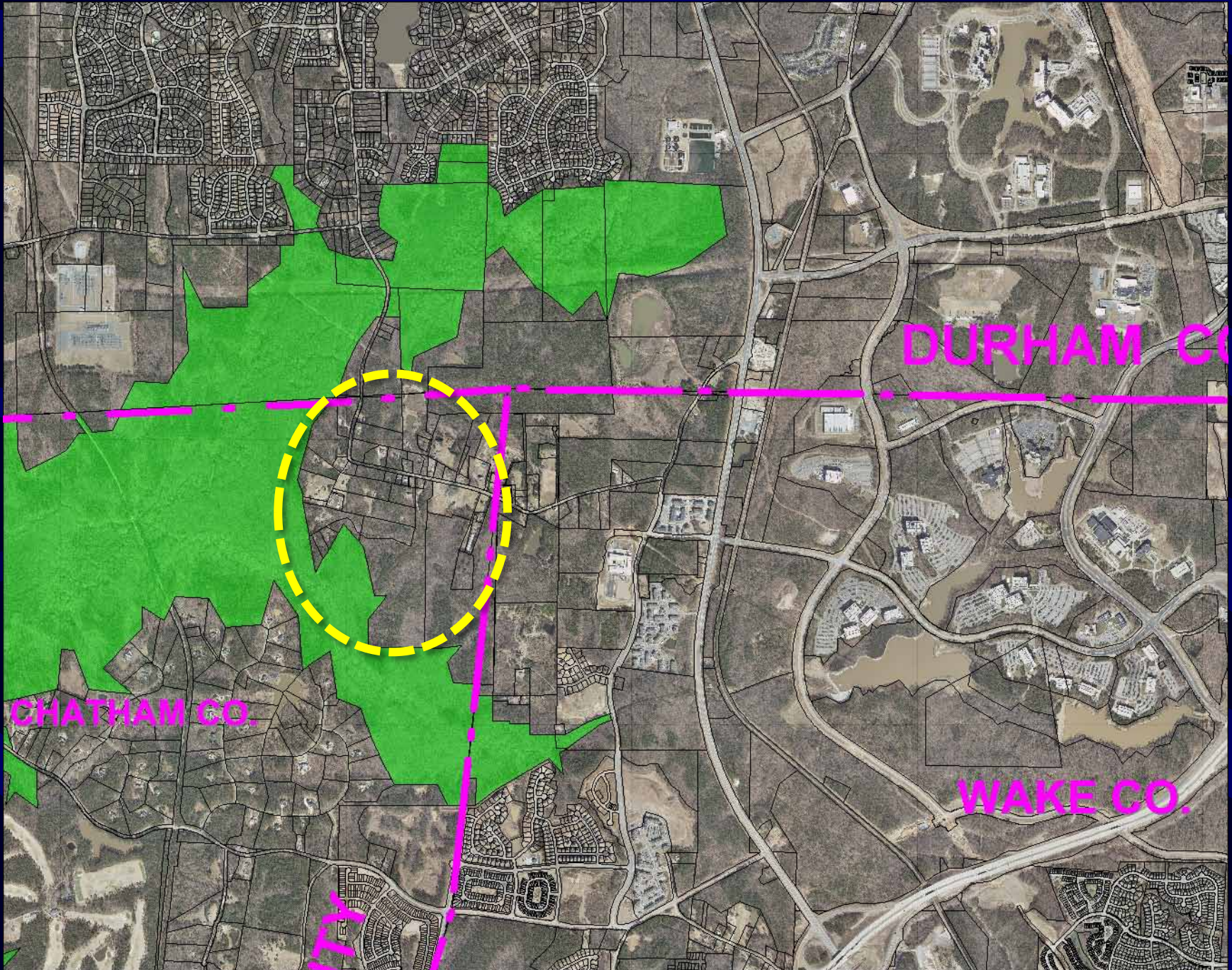


Lost Corners, 2002 NW Area Plan:

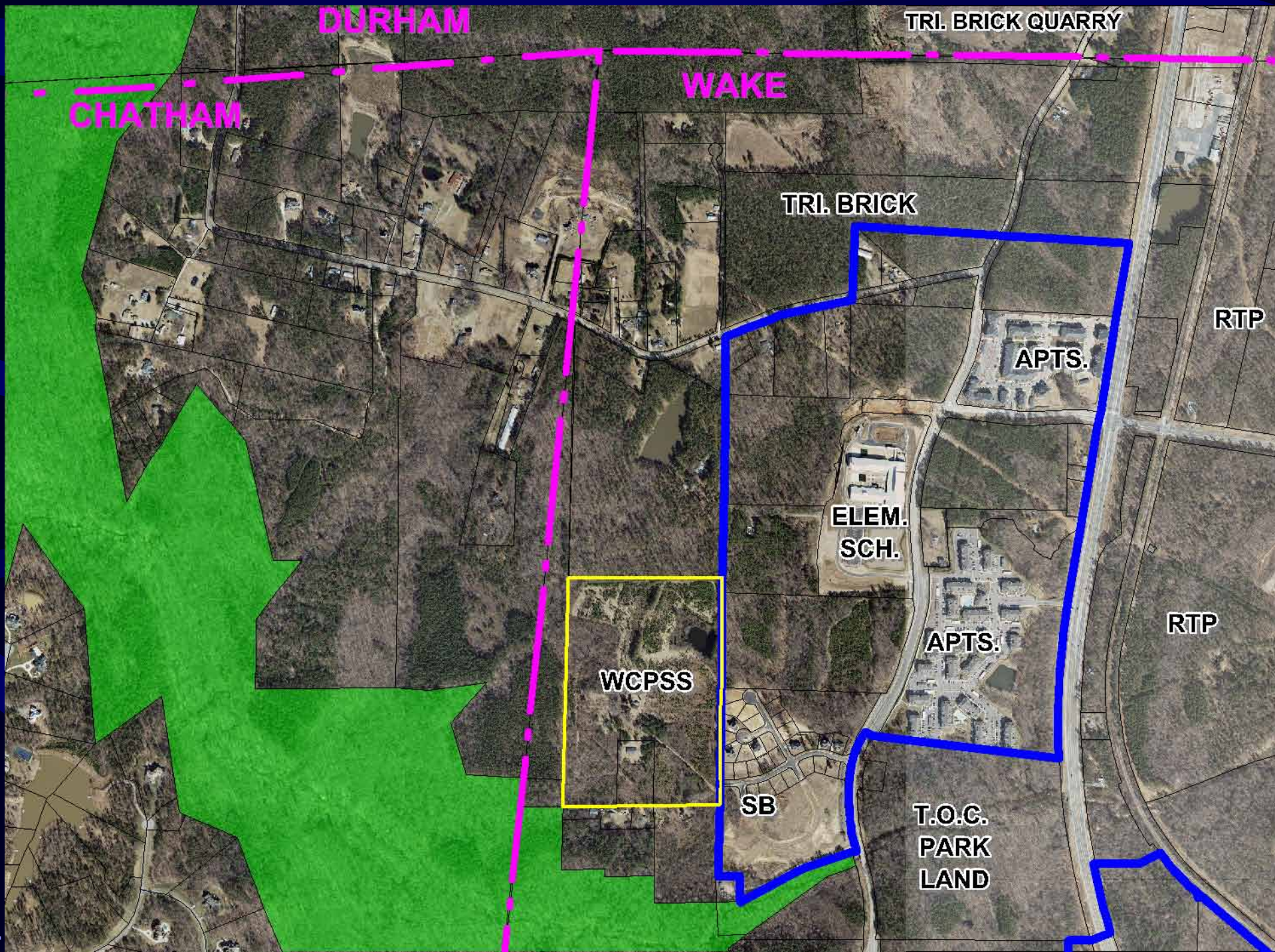
Note 1. No more than 1 du/5ac for conventional subdivisions; up to 1 du/ac for conservation (clustered) subdivisions.



Lost Corners – Aerial Context



Lost Corners – Aerial Zoom



Requests for Plan Document Changes

1. Questions about using gross vs. net densities

- **MDR:** Up to 4 dwellings per gross acre
- **LDR:** Up to 2 dwellings per gross acre
- **VLDR west of Rural Buffer:** Min. avg. lot size of 5 acres; no lot smaller than 3 acres; yields a max. density of 1 dwelling per 5 gross acres.
- **VLDR east of Rural Buffer:** Max. density of 1 dwelling per 3 gross acres; min. lot size of about 2 acres if in Chatham County's zoning jurisdiction, or about 1.5 acres if developed in Cary's zoning jurisdiction

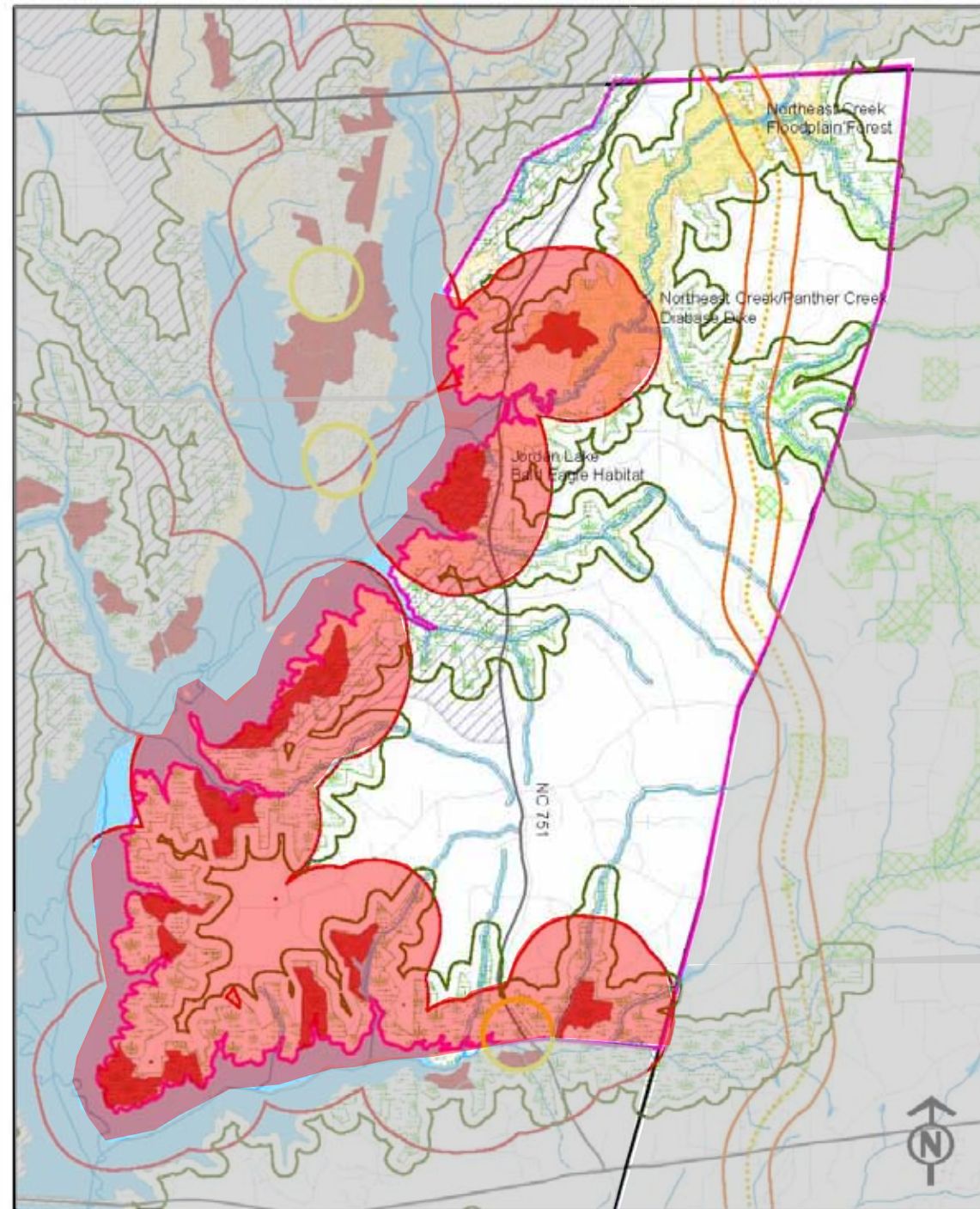
Requests for Plan Document Changes

2. A property owner expressed concerns about being able to use his existing lot that's smaller than the minimums specified for VLDR.
 - ∅ There are existing lots and parcels smaller than the minimum lot sizes specified for VLDR;
 - ∅ *Staff Recommendation:* Amend document to clarify that all existing lots and their buildings are still acceptable for rural residential and agricultural uses;
 - ∅ *Staff Question:* Should Chapter 6 recommendation for VLDR rezoning specify that this should only be done for parcels that meet the VLDR criteria west of the Rural Buffer?

3. Concerns expressed about being able to use existing lots inside the hunting or burn buffers

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

Staff Recommendation: amend plan document to clarify.



Requests for Plan Document Changes

4. Some want no development controls or design standards; others want design standards.

5. Transitions between uses:

- Ø One speaker felt that existing transitions aren't adequate (citing Amberly)
- Ø One speaker seemed to think that all 4 transition methods apply always; had concerns with method 4 (see next slide)
- Ø Should any of the options for transitions be changed or removed?

From the Plan Document...

- 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:**
 1. Provide a vegetated buffer between the developments;
 2. Provide greater building setbacks between developments;
 3. Use similar building height, mass, materials, colors, and architecture;
 4. Use similar development densities or intensities.

Requests for Plan Document Changes

6. Some speakers expressed concerns about annexation, taxes

∅ *Staff recommendation:* amend document to clarify policies, actual situation

7. Some speakers expressed concerns about stream impacts

∅ Continued citizen misinterpretation of stream and lake turbidity, as well as natural area erosion, as development-related erosion, siltation

∅ State and local inspections found erosion and siltation controls performing to state standards

∅ *Possible action:* amend Plan Document to address and clarify the facts of stream runoff in the area

Requests for Plan Document Changes

8. One citizen asked whether ETJ would be granted

Ø *Possible actions:* clarify in document that the plan does not grant ETJ; and/or add ETJ to Chapter 6 list of implementation tasks

9. Some wanted the 200 ft. ATT buffer put back in plan

Ø *Staff recommendation:* no change